

January Board Meeting Report

Continued from page 1

looking at the Retreat's history of dealing with pine-bark beetles and reminded the board that Jim Persichetti had been in charge of the past plan.

Glen Haven Community Preservation Group (GHCPG): Mr. Perugini spoke about Larimer County's "renaming" project and the GHCPG discovery that the Reverse 911 system no longer works here. (The GHCPG represents residents along Devil's Gulch road, from the switchbacks down to Streamside Drive, and in the Glen Haven and Retreat Associations.) He asked that everyone use information on the sign at the Post Office to contact Colorado State politicians and ask them to help

resolve the situation.

Terry Larsen reported about the **Chenoweth issue**. The Chenoweths bought the Maitland Ranch on CR 43 and 148 acres west of Bulwark Ridge; whether they owe RLA annual assessments has been an unresolved issue. Mr. Larsen moved to honor the Maitland sales agreement and not assess the Chenoweths in the future.

Mr. Perugini suggested restricting the Chenoweths from using Retreat roads to reach their property. Guy McCoy reminded the board that the Carpenters were charged a road-use fee when they bought the Forest Service land above Miller Fork Road in 1996.

Other factors mentioned were wa-

ter rights, the possibility the Chenoweths might subdivide the 148 acres, and approval of the proposed motion possibly setting a precedent. The motion passed.

Mr. Larsen will write a letter to the Chenoweths and review it with the RLA attorney.

Mr. Squire presented his **United Retreat Committee Report**; see page 3.

Mr. Boggs said **Bylaw Review Committee** and **Covenant violations** work was delayed by illness. **The committee will meet at his house at 9 am on Feb. 19; RLA members welcome.**

Salons E and F in the Estes Park Holiday Inn have been reserved for the July 18 Annual Meeting.

Love Your Mother—Earth

By Danny Perugini

It looks like incentives for Solar Energy are getting much better in the Estes Park area!

The Town of Estes Park has been selected by the Governor's Energy Office (GEO) and the Colorado Solar Energy Industries Association (CoSEIA) to administer its solar rebate program in Estes Park and the neighboring communities of Allenspark and Glen Haven, beginning in February 2009.

The program was created by the GEO in response to the growing demand for renewable energy initiatives to allow homeowners to harness Colorado's abundant solar (300 sunny days a year!) and wind (up to 17mph average) resources.

Note: The GEO/CoSEIA application deadline expired on February 2, but with the new federal emphasis on solar and wind power, there's a good chance other rebate programs will be offered. And perhaps there will be new government programs to reimburse homeowners for solar-panel expenditures already made.

During the 2nd annual Estes Earth Fest, held at the YMCA on January 17, we attended a workshop entitled: "Renewable Energy and Energy Efficiency: Reduce your utility bills and Environmental footprint while increasing domestic energy supply reliability".

Besides the advantage of capturing the sun's energy, we also discussed simple behavioral changes which improve retention of heat and water, and at the same time extend the lives of appliances. Things like insulation, weather-stripping, natural lighting, pro-



solar-panel array on roof of house

grammable thermostats, and power strips that can easily be turned off can save energy costs dramatically.

Accurate information about the advantages to individual properties can only be obtained from a professional analysis, which is provided free by installation companies, but here's an *average* example:

Solar Array Details

- 15 3kW solar electric panels at 200w each
- 235 square feet of roof space
- generally S facing; also productive SE & SW
- All average roof pitches acceptable

30+ year System-Lifespan Environmental Benefits

- 244,958 lbs of carbon dioxide emissions prevented
- 513 equivalent no. of trees planted
- 1411 lbs of smog & acid rain prev.
- 218,025 gallons of river water saved from mercury poisoning

Average Annual Results

- 4275kWh/year electric production
- -\$427/year electric bill offset (at current \$.10/kWh rate)

• 7- to 9-year basic payback (12% escalation rate, without added home value)

• 0- to 5-year true payback (with estimated equity increase)

• 17% internal rate of return

• \$.07/kWh solar installation rate equivalent

• purchase of solar costs less than today's grid electricity

Average Costs

• \$24,000 approx. total, installed

• potential government rebates and federal tax credits will reduce that expense. And, **home values increase** with the addition of solar power!

For more information on solar and wind applications, or for an analysis of your property, contact Nick Perugini at Standard Renewable Energy: NPerugini@SRE3.com; 303-817-3104.

Useful Tips from. . .

Becky Lorenz: Power failures can be damaging to your well pump. Protect it by turning off the electric switch at the pump-control box in the first minutes of a power failure, then turning it back on when the electric supply is stabilized again.

Victoria McCoy: A Colorado State Forester's suggestion to keep our prized trees healthy: Put fertilizer stakes around the outer perimeter of the drip line (tips of branches) where precipitation can activate them. (Colorado law doesn't allow well water to be used to water trees.) That's an environmentally benign, inexpensive way to protect favorite trees from beetles next spring.

Environmental Committee Report

By Peggy Burch

So far this winter we have had very little moisture, certainly not enough for our trees and other vegetation. If you have added any trees or other plantings this last summer, you should winter water to keep them alive. If a month goes by without sufficient snow, water your newer trees and plantings on a day that is warm. Let the moisture seep into the ground and then water again.

It is so dry that we are already seeing trees browning due to lack of moisture. Nancy Dunavan reported brown-needed trees on lower Miller Fork. She indicated one had pitch tubes. I checked the trees and found many dead and dying pines. I chipped bark off on the one that had pitch tubes and did not find any over-wintering beetles, which indicates that the beetles had flown last year. I did not go onto the property to look at any other trees. The hillside is very steep. There are also red-needed trees across the road and up the hill, which is also very steep. This is a big infestation. These red-needed trees should be examined and taken out very soon if there are over-wintering beetles present. There have been opinions among tree people that

This is a summary of the December 7, 2008, United Retreat Committee meeting, provided by Rob Squire. He will also deliver a report at the February 21 Winter Potluck.

The committee designated which lots would be Retreat Road Lots; the status of five lots which border Dun-

Estes Valley Forest Issues Forum

At the January 24 board meeting, Dennis Bicknell presented a report about the Estes Valley Forest Issues Forum (EVFIG).

For several months last year, past board president Bruce Brown, succeeded by Mr. Bicknell, worked with other volunteers under a CSU grant administered by a CSU professor and a grad student to establish or improve methods of communication between the U. S. Forest Service and Larimer County Emergency Management, HOAs—including The Retreat—and other local entities.

When the grant money ended, the groups decided to continue working together without CSU involvement. The next meeting is planned for April.

lodgepole pine are attacked earlier than ponderosas and the beetles fly from them earlier. It appears that almost all of the trees turning red are lodgepole



lodgepole pines

*image from
www.ag.ndsu.
edu/trees/
handbook/
th-3-
165.pdf*

pine. The red trees are much more visible from a distance when the morning sun hits them. They are very visible from Copper Hill and Saddle Court.

Some of the other dead lodgepoles in the area had a much smaller diameter than the mountain pine beetle prefers and may have died from the dry conditions. Lodgepole pine prefer a higher elevation than where these are

United Retreat Committee Report

raven Glade and other Retreat roads but do not yet have a driveway and, therefore, an address, required considerable discussion.

The committee also discussed ownership of multiple undeveloped lots; if any of those lots is a Retreat Road Lot, the member would pay the higher Re-

treat Road assessment

All conclusions made by the committee are contingent upon discussions with the RLA attorney and may be modified before being presented for a vote of the membership.

Since the meeting, a draft of the revision of the applicable Covenant and Bylaw wording has been sent it to the RLA attorney for review.

The attorney confirmed that 51% of the *entire* membership must approve the motion for the changes to be adopted. Previously, it was believed that approval by two-thirds of the whole membership was required.

He also confirmed that the new Covenants need only be filed with Larimer County following approval.

The EVFIF goal is to set up a direct link between the Forest Service and, for example, The Retreat, so news releases would go directly to our Web site and could also be printed in the newsletter. An example is information about the pending Fire Mitigation study. There could also be opportunities for HOAs to be involved in Forest Service planning and to learn about other HOAs' experiences with Public Improvement Districts.

The EVFIF has no funds and no authority, but it does have local people willing to devote time and energy to working on these matters.

Mr. Bicknell will deliver a report at the Winter Potluck. Contact him at dmbicknell@aol.com; 970-586-1034.

- Glen Haven Historical Society
 - John Meisner of Estes Park will present a program about Lord Dunraven's liquor cache near Glen Haven; his last trip here was in 1885, so that stock is 124 years old.
 - 7 pm, Tuesday, February 17, Glen Haven Town Hall. All are welcome.

THE RETREAT Landowners Association
P. O. Box 160
Glen Haven, CO 80532-0160

Address Correction Requested

First Class Mail

Board of Directors, 2008-2009 [Terms expire at Annual Meeting in bracketed year]	Committee Chairs/Volunteers
<p>Richard Boggs, President ['09] P. O. Box 247, Glen Haven, CO 80532 532 Elkridge Dr., The Retreat (970) 586-2183 boggsc@msn.com</p> <p>Danny Perugini, Vice President ['10] P. O. Box 129, Glen Haven, CO 80532 1497 Dunraven Glade Rd., The Retreat (970) 577-9477 peruginidm@msn.com</p> <p>Graham Fowler, Sect'y/Treas. ['09] 8764 Skyland Dr. Niwot, CO 80503-7152 (303) 652-8365 2102 Miller Fork Rd., The Retreat (970) 577-0536 gjniwot@aol.com</p> <p>Michael Frederick ['10] 4909 12th Street Rd. Greeley, CO 80634 (970) 352-7522 724 Copper Hill Road, The Retreat mikesandefrederick@yahoo.com</p> <p>Terry Larsen ['11] P. O. Box 29, Glen Haven, CO 80532 579 Streamside Dr., The Retreat (970) 586-5911 trylrsn@msn.com</p>	<p>Mary Nolan ['11] 772 S. Granby Cir., Aurora, CO 80012 (303) 369-8762 P. O. Box 342, Glen Haven, CO 80532 898 Elkridge Dr., The Retreat (970) 586-4172 johnmarynolan@q.com</p> <p>Peter Sinnott ['09] P. O. Box 157, Glen Haven, CO 80532 22 Saddle Court, The Retreat (970) 577-7766 sinnott2805@msn.com</p> <p>Paid Services</p> <p>Business Service Provider Treasurer/Corresponding Secretary Hobert Office Services 1140 Manford Ave., Suite A P. O. Box 1992 Estes Park, CO 80517 Phone: 970-586-9519; Fax: 970-586-6685 E-mail: Hobert@HobertLtd.com Web site: www.HobertLtd.com</p> <p>Recording Secretary Joan Van Horn jvhep@juno.com</p>
	<p>Roads Committee Dick Boggs, Chair P. O. Box 247, Glen Haven, CO 80532 532 Elkridge Dr., The Retreat (970) 586-2183 boggsc@msn.com</p> <p>Architectural Control Committee Dennis Bicknell, Chair P. O. Box 172, Glen Haven, CO 80532 (970) 586-1034 dmbicknell@aol.com</p> <p>Environmental Control Committee Peggy Burch, Chair P. O. Box 33, Glen Haven, CO 80532 (970) 577-1912 peggyaburch7@q.com</p> <p>Newsletter Editor Victoria McCoy P. O. Box 331, Glen Haven, CO 80532 (970) 577-1866 rockyglen4@juno.com</p> <p>United Retreat Committee Chair Rob Squire estesfolk@yahoo.com</p> <p>Nominating Committee Chair: open</p>



The Retreat Newsletter

1971 ★ 38th Year ★ 2009



Retreat Landowners' Assn., P. O. Box 160, Glen Haven, CO 80532

March/April 2009

2009 RLA Board Meetings

9-11 am on following Saturdays
at homes of board members:



May 16, 2009
Terry Larsen's
579 Streamside Drive



July 18, 2009
Dick Boggs's
532 Elkridge Drive



38th ANNUAL MEETING
July 18, 2009



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970-586-5929 • ernieconradre@msn.com

Ads are free to RLA members, \$10/yr to others.
Send message to Victoria McCoy; see page 4.

March 2009 Board Meeting Report

The March 14, 2009, board meeting was held at Mike Frederick's house.

All seven board members attended.

Also present were ACC chair Dennis Bicknell, United Retreat Committee (URC) chair Rob Squire, newsletter editor Victoria McCoy and RLA members Rebecca Lorenz, Ann Martin, Guy McCoy and Duke Sumonia.

Landowner Comments

Victoria McCoy gave board members copies of an essay entitled HOA Fiduciary Sensitivity, posted on www.RealtyTimes.com, which encourages boards to promote trust and transparency by soliciting the opinion of members of their organization and by keeping the members' interests above their own.

Duke Sumonia asked two questions:

- Will the board comply with the Annual Disclosure requirement of CCIOA (Colorado Common Interest Ownership Act)?

- Will the board, at members' request, provide the required disclosure by first-class mail?

The board did not reply.

Board Member Comments

Dick Boggs said conversion of the Retreat Web site should be finished in about a week.

Reports

Graham Fowler read the **Treasurer's Report** prepared by Hobert's: As of March 11, 2009, there was \$75,165.74 in the bank account, and \$74,800 in assessments had been paid.

Two refunds were received: \$382 from the insurance company (the number of highway miles driven by the pickup truck was corrected from 10,000 to 1,000); and \$148.92 from Larimer County (license plate refund).

Mr. Boggs suggested that, since the GHAVFD owns Firehouse #2 on Elkridge Road, it should clean up the building and paint it. He also suggested that the \$500 allocated for the RLA's cleanup of the Firehouse be transferred

to Web site conversion instead.

Rob Squire said he had presented his **URC** report in an executive session before the board meeting; the board will have to choose which plan to present to the membership for a vote at the annual meeting.

Architectural Control Committee chair Dennis Bicknell said two building applications had been submitted and approved: Vernon and Peggy Burch's for a two-car detached garage, and Peter and Stephanie Sinnott's for a detached exercise building.

Mr. Boggs gave the **Environmental Control Committee** report for Peggy Burch. Of several dead trees on Miller Fork Road, one lodgepole pine was discovered to be infested by beetles; that one tree needs to be cut down. Mr. Fowler volunteered to contact the owner and take care of the infested tree.

Forest Preservation Committee Chair Danny Perugini said he had contacted a company in Westminster about acquiring a large supply of pheromone packets at a discounted price; the company will send information about where to place the packets for optimum effect. The packets must be hung in trees by May, before the beetles start flying. See article, page 2.

Mr. Boggs reported for the **Roads Committee** that the switchbacks had been graded and the snowplow's front axles had been replaced. And the county finally graded Dunraven Glade Road. (Ann Martin said Dunraven had been done only because Joanne Persichetti called and requested the grading; it was done the next day.)

Dry hydrants will be installed in Miller Fork Creek in April, when the weather is settled.

Mr. Boggs also reported that the **Bylaw Review Committee** had finished reviewing the policies and that no new ones would be written.

Mr. Boggs raised the issue of the
Continued on page 2

March Board Meeting Report

Continued from page 1

Water Board Report, which is required to protect The Retreat's **two Handy Ditch water shares**. The last report was prepared by Marcella Bicknell in 1998. Peter Sinnott volunteered to prepare a report for this year.

Mr. Perugini volunteered to chair this year's **Nominating Committee**.

Glen Haven Forever? The Signs Are Good!

Many residents have worked to defeat Larimer County's attempt to divide the Glen Haven community by assigning *physical addresses* of Drake or Estes Park to houses on the same road.

But it's Steve Childs, our former fire chief, who has done the most: writing letters, making presentations, informing and persuading county commissioners, attending LETA (911 emergency service) and USPS meetings, and analyzing and comprehending documents that were too daunting to the rest of us.

Now he's on the verge of winning—for all of us. Following is a recap of Steve's March 9 update:

I am pleased to report that the 911 issue for Glen Haven has now been resolved. With the new boundary LETA created, all streets and addresses in the 911 database reflect the name Glen Haven and our 80532 ZIP code. This is not the Larimer County database, just the LETA 911 data that dispatchers use. There will no longer be any confusion as to whether a Miller Fork Road address is in Glen Haven, Drake or Estes, at least in terms of 911 and reverse 911.

I got an e-mail from Commissioner Johnson [about an exchange implying that Larry Timm, the Director of Larimer County Planning, and the architect of the disastrous "renaming" plan, would soon be given "new direction"].

This morning I talked with Commissioner Donnelly. He agrees with Johnson. . . . He then read me a letter he has sent to Larry Timm which informs Timm that he (Donnelly) will not support the name change from Glen Haven to anything else, and that Planning needs to figure out how they are going to proceed with keeping Glen Haven intact as the formal place name on properties. He wants a reply from Timm ASAP. He is also aware that Planning will try to throw excuses and roadblocks in the way. He will not be persuaded. He said that Commissioner Johnson has sent a similar letter to Planning. . . . we needed 2 votes, and we have them!

Commissioner Donnelly has promised to keep me informed.

See article below.

Mr. Boggs passed around his findings of **Covenant violations**: uncovered propane tanks, noxious weeds, slash which is a fire hazard, etc. Notices will be mailed to the violators, with details of the complaint and possible action to be taken. Pictures of these violations were to be e-mailed to board members.

Mary Nolan asked if **Covenant violations transfer to new owners**. The answer is that they do.

Mr. Perugini mentioned that **construction and real estate signs** at the junction of Dunraven Glade and Bulwark Ridge roads had been up longer than the 30 days allowed by the RLA policy and would be removed.

Protect Your Trees—Now!

There are 17 species of bark beetles native to this area. The mountain pine beetle is the most aggressive and destructive, and it's one of several species presently killing **lodgepole pine**, **ponderosa pine**, **limber pine**, **Engelmann spruce**, **Subalpine fir** (different from Douglas fir), and **Colorado blue spruce**—a list that includes most of the conifers in The Retreat.

The recent bark-beetle attacks in Grand County and up into Rocky Mountain National Park are the most severe ever known to occur here.

But our Forest Preservation Committee (FPC) has a plan to help RLA members protect their most prized trees, described below.

The beetle infestation usually begins in June, but it can start in April and continue into September. Hard winters kill beetle eggs and larvae, but our average winter temperatures have been higher than normal for the past 10 years, and trees have been weakened by drought. This combination has aided a vast outbreak of beetles.

This winter was even warmer and drier than usual, so the beetles may well arrive in April, and we cannot delay acting to prevent an attack.

Trees supply much more than beauty. They provide shelter and food for birds and squirrels, harbor benign insects, and give us shade and protection from the sun. But they also keep carbon dioxide out of the atmosphere. Every tree that dies releases some of that CO₂ back into the air we breathe.

There are presently only two viable methods to fight bark beetles: spraying and hanging pheromone packets.



mountain pine beetle (*Dendroctonus ponderosae* Hopkins)—image from Wikipedia

According to www.ext.colostate.edu, the actual size of *Dendroctonus ponderosae* is 1/8-1/3". Wikipedia provides a visual example: *about the size of a grain of rice*:

Spraying is both expensive and dangerous to wildlife, so pheromone packets are considered to be the best remedy for The Retreat.

To make the ordering process as easy and inexpensive as possible for RLA members, FPC chair Danny Perugini has volunteered to take individual orders from RLA

members for these pheromone packets. When shipments arrive, he will either deliver the packets to members or hold them for pickup.

Two pheromone packets are required for each tree you want to protect. The packets are \$10 each, including tax, shipping and handling. (This is a savings of \$5 per packet over individual orders from another company.) Payment, by cash or check, must be made to Mr. Perugini.

Contact him to order these packets, in multiples of two: (970) 577-9477; peruginidm@msn.com.

Board Candidates Sought

Danny Perugini volunteered to recruit candidates for the board of directors. He needs a committee member or two to assist.

Any RLA member in good standing is eligible to become a member of the board. Three positions will be open.

Board members' responsibilities are to attend bi-monthly two-hour meetings and to assist actively in the management of RLA business. The terms are for three years.

Anyone interested in running for the board should submit a bio and a photo by June 1, 2009, to Mr. Perugini. All contact information is on page 4.

ECC Report

Mountain Pine Beetle Update

Last year mountain pine beetle (mpb) experts indicated that the number of beetle attacks in our area was about normal. This year may be entirely different. Strong winds last fall may have spread the beetle further east than was expected. Cities along the front range are experiencing pine attacks that cannot be traced to contaminated firewood. Stove Prairie, Cherokee Park and Virginia Dale have had large attacks due to this unexpected wind event.

We, in The Retreat, will probably notice an increase in the number of pines that were attacked last fall and will begin showing yellowing and reddening in the next couple of months.

The change in the trees will happen suddenly. Those trees showing change should be examined for beetle intrusion and removed by June 1. Although the beetles normally don't fly until August or September, we should be aware that this may happen sooner than normal. On March 19 of this year, adult beetle emergence was noted in several trees that were being watched in Fort Collins. Fort Collins citizens are being recommended to spray protectively now as this emergence has taken place two months earlier than expected at that lower elevation. The County Forester indicates that August through September is normal for emergence from ponderosa pine and the middle of July for lodgepole pine in our area.

What can we do? Sprays will protect the trees for this year but the spray does not kill the beetles. It just deters

them and they go to other trees. Spray only 5 to 15 of your most valuable trees as the spray DOES kill beneficial insects. Pheromones can be used by those who prefer not to or cannot use chemical sprays. The pheromone has been scientifically tested and researched for use in lodgepole pine. It does seem to have some repellent capabilities in lodgepole pine. However the research on ponderosa was discouraging as it indicated the pheromones are not as effective as was hoped, possibly due to the difference in habitat and growth patterns. Removal of infested trees is really the best way to save our forest.

We need to work together to identify the infested trees and take them out. If we take action and get to work on our trees, we can make a big difference. Get the infested trees out! That is really the only way to help stop the spread of the mpb.

What is the outlook in the long run? It is impossible to really know. But the experts feel that we will lose most of our lodgepole forests. The ponderosa forests grow differently and the loss will not be as great but we will still lose many ponderosas. The smaller trees will live through it as will some of the large ones that are more widely spaced.

To learn more, attend the Beetle Symposium in the Estes Park Conference Center on May 6th.

Let's all do our part.

Peggy Burch, CSU Master Gardener, Larimer County Extension

Volunteers Needed

Nominating Committee Members

Assist Danny Perugini in recruiting RLA members to run for the board of directors at the July 2009 annual meeting. Contact Mr. Perugini.

Newsletter Co-Editor

Assistance and publishing software will be provided to anyone willing to produce three newsletters a year (alternating issues). Contact newsletter editor Victoria McCoy.

Contact information on p. 4.



This is how the Glen Haven Store looked in the Good Old Days.

Attend Sonja McTeague's presentation at the April 12 Glen Haven Historical Society meeting (details at right) and learn the fascinating history of this and other Glen Haven businesses.

Photo courtesy of GHHS founder Duke Sumonia

United Retreat Committee Report

By Rob Squire

Things are rolling right along with preparations for the motion on more equitable sharing of road expenses. It will be presented to the membership and voted on at the July annual meeting. I continue to be pleased with the openness to change that I have heard from members on both sides of this important issue.

The motion will require changes to the covenants and bylaws. The proposed wording changes have been completed and sent to the board for review. The board will provide concurrence with the proposed wording by mid-April, and an information packet will be sent out to the membership in mid-May following the May board meeting. (The regular annual meeting packet, covering the rest of the business to be conducted at the annual meeting, will still be sent out in June.)

Plans are being made for a June phone campaign by a team of volunteers. The volunteers will need only to attend an education session and to contact a few RLA members to provide insight into the motion.

If you are interested in volunteering for the team, please contact me, Rob Squire, before April 15: 303-841-7065; estesfolk@yahoo.com; please provide your email address and phone number.

HIGH FIRE DANGER!

Low precipitation, high temperatures, dry wind = unusually severe fire danger. Be on the alert for all cigarette smokers, careless barbecuers, and even the *hint of a campfire*. Also RLA policy does not allow any fireworks in The Retreat.

Glen Haven

Historical Society

Sonja McTeague of Glen Haven will present a program about the history of some Glen Haven businesses.

7 pm, Tuesday, April 21
Glen Haven Town Hall.
All are welcome.

THE RETREAT Landowners Association
P. O. Box 160
Glen Haven, CO 80532-0160

Address Correction Requested

First Class Mail

Board of Directors, 2008-2009 [Terms expire at Annual Meeting in bracketed year]		Business Service Providers
Richard Boggs, President ['09] P. O. Box 247, Glen Haven, CO 80532 532 Elkridge Dr., The Retreat (970) 586-2183 boggsco@msn.com	Mary Nolan ['11] 772 S. Granby Cir., Aurora, CO 80012 (303) 369-8762 P. O. Box 342, Glen Haven, CO 80532 898 Elkridge Dr., The Retreat (970) 586-4172 johnmarynolan@q.com	Hobert Office Services 1140 Manford Ave., Suite A P. O. Box 1992 Estes Park, CO 80517 Phone: 970-586-9519; Fax: 970-586-6685 E-mail: Hobert@HobertLtd.com Web site: www.HobertLtd.com
Danny Perugini, Vice President ['10] P. O. Box 129, Glen Haven, CO 80532 1497 Dunraven Glade Rd., The Retreat (970) 577-9477 peruginidm@msn.com	Peter Sinnott ['09] P. O. Box 157, Glen Haven, CO 80532 22 Saddle Court, The Retreat (970) 577-7766 sinnott2805@msn.com	Recording Secretary Joan Van Horn jvhep@juno.com
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Michael Frederick ['10] 4909 12th Street Rd. Greeley, CO 80634 (970) 352-7522 724 Copper Hill Road, The Retreat mikesandefrederick@yahoo.com	Roads Committee Richard Boggs, Chair (contact information at left)	United Retreat Committee Rob Squire, Chair estesfolk@yahoo.com
Terry Larsen ['11] P. O. Box 29, Glen Haven, CO 80532 579 Streamside Dr., The Retreat (970) 586-5911 trylrsn@msn.com	Architectural Control Committee Dennis Bicknell, Chair P. O. Box 172, Glen Haven, CO 80532 (970) 586-1034 dmbicknell@aol.com	Forest Preservation Committee & Nominating Committee Danny Perugini, Chair (contact information at left)
	Environmental Control Committee Peggy Burch, Chair P. O. Box 33, Glen Haven, CO 80532 (970) 577-1912 peggyaburch7@q.com	Newsletter Victoria McCoy, Editor P. O. Box 331, Glen Haven, CO 80532 (970) 577-1866 rockyglen4@juno.com

UPDATES TO MARCH/APRIL, 2009 RETREAT NEWSLETTER:

- Bill Widmaier has once again volunteered to conduct the annual financial review. Anita Meis is preparing the quarterly payroll tax returns. The Board wishes to thank these two individuals for their assistance.
- Earlier you received notice that all CCIOA mandated information is available on the Retreat website. Please be advised that this information is also available at our business service provider, Hobert Office Services, 1140 A Manford Avenue, Estes Park.
- Beetle Killed Tree Removal. Call Paul Howarth at 970-481-2320. Free Estimates
- Web Site – The Retreat website (www.retreat-glenhaven.org) has been updated by our business service provider, Hobert Office Services.
- If you would like to receive this newsletter via email, please email Hobert@hobertltd.com to help us save on printing costs.



The RETREAT Newsletter

Glen Haven, Colorado

"A Piece of Earth to Live With"

Annual Meeting

July 18, 2009 – 1:00pm
Holiday Inn Hotel & Conference Center
Estes Park, Colorado

Submitted by: Joan Van Horn, Meeting Recording Secretary

The 38th Annual Meeting of the Retreat Landowners Association, Inc. was called to order by President Dick Boggs. President Boggs introduced Parliamentarian Esther Russell, Meeting Recording Secretary Joan Van Horn, and the Board of Directors: Graham Fowler, Mike Frederick, Terry Larsen, Mary Nolan, Danny Perugini, and Peter Sinnott.

The agenda was accepted and the Meeting Standing Rules were read and approved. The minutes of the previous annual meeting held July 19, 2008, and published in an RLA newsletter, were approved by the Board of Directors in September 2008.

Jan Ricker verified that a quorum was present and that proxies had been assigned and were represented.

A moment of silence was observed in memory of RLA members who had passed on this past year.

Graham Fowler, Jan Ricker, Anita Meis, Dennis Bicknell, Bill

Widmaier, and Steve Childs were thanked for their years of service and/or outstanding contributions.

REPORTS:

The RLA was served with a lawsuit after the annual meeting packages were sent out. The Board members are not at liberty to discuss the lawsuit.

Written committee reports were included in the Annual Meeting information packets sent to all members. There were no questions from the membership or Board on the reports.

Landowner's Comments:

- It was clarified that the RLA covenants are different from the Bulwark Ridge covenants, but that the motions proposed at this annual meeting would apply to both since the RLA administers both covenants.

- The water rights have been settled with the RLA owning the certificates/decrees and all reports are now current with the State Water Board.

—Annual Meeting - Continued on Page 2

I Was a Cake Mix Snob

by Karen Lee

I moved to Glen Haven in June of 2005, bringing with me way too much stuff, including about 472 cookbooks. Well maybe not that many, but a lot. I mean, I have a tall piece of furniture dedicated to housing them.

Now, most of these recipes worked just fine. The casseroles, the skillet recipes, etc. Even the baked goods like biscuits, cornbread and brownies came out well. I was deluded into thinking that this high altitude cooking was not the problem that it was reputed to be. Then I made a cake from one of my beloved recipes, the one on the box of German's Sweet Chocolate. I mixed it like I always do, liberally sampling the batter. (Now isn't batter better than actual cake?) And then I put it in the oven with every expectation that it would turn out fine.

Not fine. First, it rose like it was trying to rival Long's Peak in altitude. Then, it sunk into what looked like a brown pancake. And that was only the beginning. When I went to take it out of the pan, it broke into about a zillion

—Cake Mix - Continued on Page 3

- The high legal expenses were questioned and it was explained that finalizing the motions for today's vote along with SB 100 and CCIOA requirements and pending lawsuit have contributed to the increase.

The Board was commended for its great performance with the challenges it faced this past year.

It was suggested that a "non-binding straw vote" be taken on the proposed motions before further legal expenses are incurred. The Parliamentarian stated that such a vote is not legal.

BALLOT ISSUES:

Rob Squire summarized the two-year process of studying alternatives for handling road maintenance costs and the proposed Motions #1 and #2 are the result of many compromises. Motion #2 requires that the budget be split into a Road Budget (road maintenance expenditures only) and a Common Budget (all remaining expenditures). All RLA members would pay equal assessments towards the Common Budget. Residents on Dunraven Glade Road (maintained by Larimer County) would pay a "locked in" rate of \$150.00 to the

Road Budget that could never be increased. The other owners, whose properties are not located on Dunraven Glade Road, would pay an assessment based on the road maintenance needs for that year and for which they would vote (Dunraven Glade Road property owners would not be able to vote on matters pertaining to the Road Budget).

Motion #1 would establish a provision to allow the covenants to be amended. Currently the covenants have no such provision.

The motions require 67% of the membership voting in favor in order to pass. Based on the number of votes present by attendance and assigned proxies, that percentage could not be achieved.

It was moved and seconded that both motions presented today be withdrawn. After considerable discussion it was moved, seconded and carried to call for the question. Upon voting, the motion carried to withdraw both motions.

It was then moved and seconded that the Board of Directors determine how to handle the voting of the motions just withdrawn. Discussion followed and then it was moved,

seconded and carried to close further debate. The motion was then voted on and passed.

Nominating Committee: The Nominating Committee submitted the following nominations for three positions on the Board of Directors (terms of Dick Boggs, Graham Fowler and Peter Sinnott expiring): Dick Boggs, Peter Sinnott, Duke Sumonia. It was moved, seconded and carried that Claud Alkire be nominated "from the floor." Each candidate spoke briefly and then there being no further nominations from the floor, the nominations were declared closed.

Ballots for the candidates were distributed and volunteers tallied the votes during a recess. The meeting reconvened and the following election results were reported:

Elected to Board of Directors: Claud Alkire, Dick Boggs, Peter Sinnott.

Danny Perugini agreed to serve as chairman of the Nominating Committee for this next year and Graham Fowler also said he would serve on the Committee.

Meeting adjourned at 3:15pm.

Ron and Gudi Spurlin's New Granddaughter

On August 12 Tobin and Erica Spurlin welcomed their second child, Alicia Guiditta. Alicia Guiditta weighed 7 lbs. 2 oz. and measured 20" long. Both Mommy, Alicia, Grandma, and Grandpa are doing well. Daddy and James (their first born) are busy preparing for Alicia's home coming.

Congratulation Ron, Gudi, Erica and Tobin Spurlin.

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Bob Clarke's Knee Adventure

This August Bob Clarke, his son Jeremy, along with Michelle, Courtland, Craig, and Justin were kindly dropped off at Bear Lake at 8 a.m. by Susan Clarke. Susan being the wiser one said "I'll meet you in Grand Lake." The six of them set off, hiking up to Flattop and over the divide to end their day setting up camp in the Tonahutu campsite.

Upon waking the next morning they found Mother Moose and calf visiting their camp. Then it was break camp and head into Grand Lake to meet Susan, enjoy their memories of the hike, have dinner and return to the Retreat to sleep in their own beds.

What made the hike a real test was Bob's new knee. He had a full knee replacement last September 2008, just 11 months earlier. Congratulations Bob and to all your family hikers.



Cake Mix - Continued from Page 1

pieces. I made German chocolate trifle out of it and swore I would do better next time.

Next time was no different. I made the chocolate sour cream cake that my kiddo had always previously had for his birthdays. He LOVES this cake. I mixed it up, took my share of the batter and then put it in the oven, crossing my fingers this time. Well, it was a repeat of the German chocolate disaster. And it's not like you can plop trifle in front of a child turning nine, stick candles in it and not have all his birthday buddies look at you like you're the weirdest mom they've ever seen. Plus, it doesn't make for pretty birthday photos.

So I put the ruined cake aside and zoomed to Safeway for a box mix. Followed the box directions and lo and behold - cake! Normal,

non-pancake cake. It came out of the pan OK too. That's when I became a cake mix fan.

Over the next year or two I happily whipped out the cake mixes whenever I needed to make a cake. Well, maybe not happily, because let's face it, mixes do not taste as good as real cake. Then, my super cooking mother-in-law gave me a copy of *The Cake Mix Doctor* by Anne Byrn. Now THIS was cake!!!!!! Cake from a mix, yes, but with gusto! Moist, sink-your-teeth-in cake. It rivaled the recipes I had made at sea level. Finally, I poured over this book like it was divinely inspired.

And I learned a lot about cake mix. Most importantly, I learned why they are the high elevation cook's best friend. Two words: emulsifiers and leavening. These are the ingredients on the box that you can't pronounce and look like something you see in the list of

items that are in your shampoo. But they make all the difference. They make the batter rise better than plain-old baking powder and baking soda ever could. And most importantly, they stabilize the batter in a way far superior than eggs do. This is where cake mixes shine for us! No more Mt. Vesuvius. No more pancakes!

Since receiving this book, I've been happily cooking my way through it (and gaining weight in the process). I haven't hit a dud recipe yet. My family's favorite recipe is Darn Good Chocolate Cake, followed by Mississippi Mud Cake and Pecan Pie Cake. I highly recommend this book and the chocolate version, [The Chocolate Cake Mix Doctor](#). Later in the week I'll be making the German chocolate cake from it. I'll keep you posted as to how it turns out.

**The RETREAT Landowners' Association
P.O. Box 160
Glen Haven, CO 80532-0160**

FIRST CLASS MAIL

Address Correction Requested

**The next board
meeting will be held
on September 19,
2009 at the home of
Danny Perugini.**

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The RETREAT Newsletter

Glen Haven, Colorado

"A Piece of Earth to Live With"

Message from the President

Fall is here and the air is cool and crisp. Did you ever wonder how Summer leaves us and we need to stoke up the fireplaces practically overnight? One day I was weeding my front yard and the next, I was winterizing my outdoor water faucets.

The new Governing Board has already met and discussed the business of the Retreat, which needs our attention before the holidays take up the rest of the year. We welcomed new director, Claude Alkire, and then elected our officers for the coming year. I, Danny Perugini, am your new President and, Mary Nolan was elected Vice-President. Pete Sinnott was elected Secretary-Treasurer.

Along with the other directors, Dick Boggs, Mike Frederick, and Terry Larsen, we're hoping for a productive year, which includes an expanded web site, supplementing the newsletter, and improved and open communication with

the membership. Another imminent order of business is the Special Meeting of the Membership called to amend the by-laws regarding voting procedures. The Board is asking to have the option to allow mail-in ballots for important issues without having the expense, time and stress of calling and scheduling a special meeting whenever an action calls for a membership vote. We also believe that this would facilitate a greater response to important issues.

The Annual Meeting would still be scheduled for July and we encourage all members to attend. The new by-law would enable us to reach out to the membership during the other 364 days a year when folks are away (or snowbound?). Please attend the Special Meeting on October 24th and vote for a mail-in option. This would help us reach ALL members when needed, and possibly supply us with the voices of the other half of the membership that we rarely hear from.

Thanks again for your support and for sharing our "Piece of Earth to Live With."

- Danny Perugini

Board of Directors Meeting

September 19, 2009 – 9:00 am | Danny Perugini's Residence, Dunraven Glade Drive

Submitted by: Joan Van Horn, Meeting Recording Secretary

Board of Directors Attending:

Dick Boggs, Danny Perugini, Claude Alkire, Mike Frederick, Terry Larsen, Mary Nolan, Peter Sinnott. Also Attending: Ann Martin, Victoria McCoy, Rob Squire, and Duke Sumonia.

New Board member Claude Alkire was welcomed and the meeting agenda was adopted. The minutes of the May 16, 2009, minutes were approved with the amendment that the paragraph entitled "Miller Fork/ Former Bulwark Ridge Assoc." be deleted. The minutes of the July 18, 2009, Board meeting and Annual Meeting were approved.

Landowners Comments: Ann Martin suggested (and the Board agreed) that a formal thank you be sent to the firefighters who battled the blaze at the Dunraven Glade Trailhead last week. Duke Sumonia announced that he will submit in writing

documentation regarding roads and gates and perhaps other matters.

Board Members Comments: It was reiterated that all changes to bylaws and policies need to be signed and incorporated into the official copies of such. Also, minutes posted on the web site should include the letters referenced in the minutes.

Election of Officers: Danny Perugini was nominated and unanimously elected as President and immediately took charge of the meeting. The following were then elected to office:

Vice President – Mary Nolan
Secty/Treas. – Peter Sinnott

Reports: Duke Sumonia requested that committee reports be made available to members at meetings and also posted on the RLA web site.

Treasurer – Written financial

reports were submitted by Hobert Office Services. The check account balance is \$1697.08 and the money market account balance is \$50,413.90 as of September 15, 2009. Seven properties have sold since May 14th and only one assessment has not been received in full for 2009. Increasing the \$100 property transfer fee was briefly discussed and put on hold for further discussion at a future meeting.

Architectural – A written report from chairman Dennis Bicknell stated that no new cabin applications have been submitted but applications for a few repairs and/or additions have been received.

Roads – Dick Boggs reported that the roads held up well during several rains and that the water pump had to be replaced on the grader.

—BOD Meeting - Continued on Page 2

Environmental – In her written report, Peggy Burch stated that the mountain beetle flight took place in late August and that property owners should start checking for pitch tubes sometime in October to identify trees that should be taken out next spring.

Web site & Newsletter – Hobert Office Services maintains the RLA web site and Peter and Stephanie Sinnott are currently producing the RLA newsletter.

Old Business:

Lawsuit – A motion to dismiss has been filed by the RLA attorney. CNA has not responded as to why it is not representing the RLA in this lawsuit so Peter Sinnott will draft a letter to CNA for the President's review.

Motions 1 & 2 – Rob Squire presented a time line for proceeding with voting on Motions 1 & 2 in accordance with the actions of the membership at the July 18, 2009, annual meeting. The proposed time line included a mailing by September 25th for a special general membership meeting scheduled for November 7th. Duke Sumonia suggested that a special membership meeting be held to amend the bylaws to allow mail-in ballots. If the bylaws amendment were approved, then the Board could proceed with voting on Motions 1 & 2 via mail-in ballot. Details to accomplish the bylaws amendment were discussed and it was then moved, seconded and carried that the Board call a special membership meeting (date to be determined) to amend the bylaws to allow issues determined by the Board to be voted on by mail-in ballots.

Inspection of Retreat Records Policy – It was moved, seconded and carried that the number of days be changed from five (5) to ten (10) and that the location be changed to Hobert Office Services.

Streamside Entrance ROW – Van Horn Engineering surveyed the Streamside entrance right-of-way and determined that the road was within the right-of-way. The County Road Engineer has been contacted regarding the survey and he will contact the property owner to remove obstructions from the road. Despite being informed of the survey results, the property owner remains uncooperative so the Board authorized the attorney to send her a letter. The Board will also notify CNA of a possible lawsuit from this situation.

New Business:

2009-10 Board Meetings – Board meetings are scheduled for:

November 21, 2009 @ Mary Nolan's residence

March 20, 2010 @ Mike Frederick's residence

June 12, 2010 @ Dick Bogg's residence

September 18, 2010 @ Danny Perugini's residence

Annual Meeting – July 24, 2010 @ 10:00 am (Board meeting to follow immediately after)

2009 Budget Meeting – Sat. October 10 @ 9:00 am @ Terry Larsen's

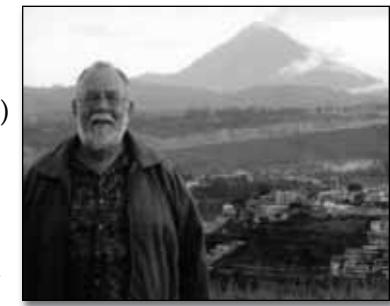
Tax Reports - It was moved, seconded and carried that Anita Meis be hired to do the year-end tax reports.

Meeting adjourned at 11:40am.

MEET YOUR NEIGHBOR

In each Retreat Newsletter we want to put in an article telling landowners something about their neighbors. Here is our first, thanks to Dennis Bicknell, who forwarded this article to me.

I spoke with John regarding the article that was in the Coloradan (CU Alumni Magazine) to ask if I could include it in the Retreat Newsletter. John purchased his land in 1976 and built his home in 1986. He is quite the traveler and probably has quite a few stories to go along with all his assignments. I think you will find his history with the Peace Corp and government interesting. He also told me that this year alone, as of September, he has also traveled to the following countries: New Zealand, Australia, Russia, Finland, Estonia, Latvia, Lithuania, Poland, Slovakia, but likes it here in the Retreat best of all.



Holding a Passport to Adventure by John Roberts, 40 Elkridge Ct

John E. Roberts (IntlAf'64) has visited 183 countries and aims to travel to the 23 remaining. While his trips were initially paid for through the Peace Corps and the U.S. State Department, these days they're on his own dime.

Nearly 50 years ago, President John F. Kennedy's call to service inspired John's Peace Corps application. Shortly after graduation he accepted his first two-year assignment in Somalia teaching and helping build schools.

Once home John thought he wanted to go to law school and enrolled in American University in Washington, D.C.

"One day I walked over to the State Department and they gave me a language aptitude test," he says. "I studied Vietnamese for the next 11 months."

During his first tour with the State Department in Hue, Vietnam, the former imperial capital, John worked in refugee relief and a translator. He adopted his daughter, Genevieve

Roberts Weil (Math'95), while on his second tour there.

Robert's assignments provide a lesson in geography as he was transferred from one position to another by the State Department. Whether in Nicaragua, Indonesia, Egypt, Botswana, Liberia, Ukraine, Sri Lanka, Nepal or Kenya, his emphasis was on economic development.

"I loved Africa and got sent back to Botswana in 1986. I came home for all the [CU] bowl games," he chuckles.

Meet your Neighbor - Continued on Page 3

A Fire Tail (Tale)

by Smiley Lee

Hello, my name is Smiley, and I'm a big yellow dog. Now, I'm not usually much of a writer. The last thing I wrote was a Christmas letter in 2005. Mostly I just shed all over the carpet, beg for food from the table, occasionally steal food off the counter top, sleep, and go for walks.

It was on one of these walks that the trouble began. It was a beautiful day with a crystal blue sky and not a single cloud to be seen. I was sniffing all the deer, fox and rabbit trails when my nose was overwhelmed by a smoky smell. Even my people, with their pathetic noses, noticed the odor. They peered into the sky, turned around in all directions, but couldn't see a wisp of smoke. So we all continued on our walk, and I didn't worry about the smoky smell at all. I mean, maybe one of the neighbors was cooking out, and maybe I could go visiting and "borrow" whatever was on the grill.

I didn't get the chance to check it out however. We went home, I mooched a few bites of the humans' lunch and then went off to sleep and shed.

Then the phone rang. It was that nice lady, Mrs. Cunningham. (She kept me once and was very good to me.) Evidently she informed the humans that there was a fire on the other side of the Retreat, started at the end of Dunraven Glade Rd. Then the phone rang again, and it was my friend, Mrs. Dunavan. (She lets me out every so often and I am very grateful.) She was calling about the fire, too.

My people sprang into action. They started throwing things into the cars; jewelry, files of papers, clothes. At one point my human mom went tearing around the house looking for something called a "baby book."

On September 8, 2009 The Retreat was exposed to a wild fire much too close for comfort. Below are pictures taken from the decks of Jack and Kathleen Schlosser and Dick and Elke Boggs. Thank you both for submitting the pictures, I'm sure it will give those not here that day a realization of how close it was. Also enjoy the article written by "Smiley" about an animal's perspective of the fire.



She must have spent an hour looking for it and was quite frantic until she found it. After that, more stuff went in. Thankfully, this included my food bin. When I saw the food, I decided it was time to load ME too, so I jumped into the back of the smaller, dirtier car (I don't think she's washed that thing in years) and made myself as comfortable as possible.

I didn't budge. It looked like we were moving (again). I didn't like the thought of being left behind. Despite the tiny space I was wedged into, I stayed put for a very long time. I think the humans were waiting for the final order to leave. Every once in a while they would add a forgotten item to one

of the stuffed vehicles.

I finally left the confines of the car so that I could have my dinner. After that, I hung out with the people out in the road while they watched some noisy things flying around over the western sky. Neighbors came out and they too watched the flying things. All the humans seemed pleased to see these things. A couple of them dumped reddish cloudy looking streaks of stuff. A couple others flew back and forth with big buckets hanging underneath. By this time the smoky smell was stronger and there was a cloud of smoke that could be seen. Some grey fluffy stuff flew through the air and landed on my nose.

I guess the people got hungry because we all went inside and my mom made dinner. We all settled into a fairly normal evening. The boy did some work involving books, papers and pencils. Mom left dishes in the kitchen. The humans watched TV, I think it was people hitting a yellow ball back and forth that was on the screen. And then after a trip outside so I could do my "business," we all went to bed.

Several times during the night though, I heard people stirring. I came to check it out and they were peering through the windows that face toward the smoky area. An eerie glow was visible over that way. In the morning, smoke was still billowing over there, but not as much. Soon, the flying things started up again and I listened to them off and on all day.

By afternoon, my mom began taking all the stuff back out of the cars and putting it all away. I think she was grateful to be doing this, but a bit perturbed too. Humans are so strange!

Anyway, life is normal again. I'm back to eating, sleeping, walking and shedding. The biggest excitement lately was the snow we had last week. Snow is my favorite time of year. Maybe I'll have to write about that too some time...

Meet your Neighbor - Continued from Page 2

"I flew from Botswana to London and on to Miami for the Orange Bowl games in 1990 and '91."

His most exotic location? Madagascar.

"It's a fabulous place with its flora and fauna," he reminisces.

John laughs as he talks about learning the languages where he's been stationed. Now able to speak nine languages, he remembers struggling with Russian at CU!

The Peace Corps called John out of retirement in 1993 to serve in three more locations. As country director, he added Tunisia, Malta and the South Pacific Solomon Islands to his list of countries he's lived in or visited. Five years later he came home to Fort Collins where he teaches a course in international studies at Colorado State University.

"I think it's part of the culture at CU — helping others," John comments. "It's been my watchword. Never give up and always help people." -- by Marty Coffin Evans

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The RETREAT Newsletter

Glen Haven, Colorado

"A Piece of Earth to Live With"

Message from Mary Nolan, Vice-President

I hope that you and your family had a very Happy Thanksgiving. In our house, the day consisted of cooking, watching the Macy's Day Parade, eating (the best part) and watching football.

Even though it not officially winter yet, it seems that winter is upon us. The snow on the trees and mountain sides is so pretty, and it makes me pause and think that even though it's cold outside and driving can sometimes be tough, that winter is just a prelude to a re-birth of all the flowers and trees that re-emerge in Spring.

I've often seen a plaque, and in fact have one in our house, that reads "If you're lucky enough to live in the mountains, you're lucky enough." And even though that is true, it's the people you see and interact with and the close friendships that you make that makes living in the "Retreat" such a blessing and joy. So, at this time of year when the weather is cold, and everything through New Year's is sometimes at a hectic pace

take a deep breath and marvel at the beauty around us.

Especially at this time of year, as well as all during the year, please continue to think of your neighbors who either may need assistance or just a few kind words to get them through this winter season.

Finally, your Board is continuing to work for your benefit, no matter what you may hear or have heard otherwise. The lawsuit against us, by one of our own, is proceeding and you can see what legal funds have been expended to date in the budget report. No more will be or can be said on the topic of the lawsuit at this time. If you have any suggestions on how we can better serve you or what you would like to see in future Newsletter issues or questions or concerns, please feel free to contact any board member. We may not always agree and there will always be differences of opinion, but we do consider each and every idea presented.

Board of Directors Meeting

November 21, 2009 – 9:00 am | Mary Nolan's Residence, Elk Ridge Drive

Submitted by: Joan Van Horn, Meeting Recording Secretary

For informational use, not yet approved.

Board of Directors Attending: Danny Perugini, Claude Alkire, Dick Boggs, Mike Frederick, Terry Larsen, Mary Nolan, Peter Sinnott

Also Attending: Peggy and Vernon Burch, Victoria McCoy, Duke Sumonia, Joe and Diane Lavaux.

President Danny Perugini called the meeting to order. Duke Sumonia requested that he be added to the end of the agenda. The agenda was adopted with the addition of Duke Sumonia's matter at the end if meeting time remained. The minutes of the September 19, 2009 minutes were approved.

Landowner Comments: Victoria McCoy asked numerous questions and offered various comments until the three minute limitation for individual comments was reached. Ms. McCoy refused to stop speaking when told her time was up. She was then asked to stop disrupting the meeting or she would have to leave. When she refused again, the President told her that he would have to

call the Sheriff to have her removed. Her reply was to go ahead and call the Sheriff. The meeting then continued and Duke Sumonia submitted comments and asked questions for three minutes.

Board Member Comments:

Terry Larsen reported that the survey conducted by Van Horn Engineering on the Streamside entrance right-of-way has been completed with one minor addition and will be recorded in the Larimer County Records.

Reports:

Treasurer – Written financial reports were submitted by Hobert Office Services. The check account balance is \$1630.14 and the money market account balance is \$43,418.08 as of November 18, 2009. Two properties have sold since September 16th.

Architectural – Chairman Dennis Bicknell's written report stated that a modification to previously submitted plans by the Phillips on Streamside Drive was processed.

Roads – Dick Boggs reported that a new contractor had been obtained to chip the slash piles and all was chipped less expensively and faster than previously. The new contractor's machinery is capable of handling slash up to 12 inches in diameter. Dick requested that homeowners be informed in the next newsletter that tree stumps, trash, and building materials cannot be included in slash piles. Homeowners must dispose of such materials themselves.

Environmental – Peggy Burch presented her written report concerning the mountain pine beetle and the fungus and beetle affecting the Douglas fir trees.

Glen Haven Area Volunteer Fire Department – Peggy Burch, serving as the liaison between the GHAVFD Board of Directors and the RLA Board of Directors, reported that 19 emergency calls have been received so far this year. Most calls involved medical emergencies but two of the fire emergencies were the

– BOD Meeting - Continued on Page 2

Dunraven Glade Trailhead fire and the downtown Estes Park fire. Twelve directors have just been elected to the GHAVFD Board and the fire department is seeking more volunteers. The next GHAVFD Board meeting will be in January.

Website – It was suggested that an “open forum/comment” page be added to the website and that all submittals for the site be channeled through Dick Boggs or appropriate RLA board member. It was also suggested that the website be checked periodically to make sure all pertinent documents are included.

Newsletter – Vice President Mary Nolan agreed to write a welcoming message for the next newsletter.

Old Business:

October 24, 2009 Special Meeting – A quorum was not obtained for the special meeting on October 24th and, therefore, no official business was conducted. The proposed amendment to the bylaws to allow the use of mail-in/absentee ballots will be scheduled for the next annual meeting.

2010 Budget – The Board had previously met and developed a budget for 2010. A minor correctional change was made to the 2009 budget then it was moved, seconded and carried that the proposed 2010 budget be adopted. The 2010 budget will be posted on the website and included in the next newsletter.

Inspection of Retreat Records Policy – It was moved, seconded and carried that Section 2, “Inspection and Copying of Association Records”, be officially changed to ten (10) days and that the location stated in Section 3 be officially changed to Hobert Office Services.

Environmental Report

MOUNTAIN PINE BEETLE: Now is a good time to check for mountain pine beetle in your ponderosa and lodgepole pine trees. Look for the pinkish pitch tubes, sawdust around the base of the tree and evidence of woodpecker activity. If beetles have been successful, there will be a dry air hole a few inches above each pitch tube. There is new information out that indicates that just a few beetles attacking any one tree might not kill the tree. Many trees have managed to drown the female beetle inside the bark before eggs are laid. The air holes are a reliable indicator of beetle success along with the presence of many pitch tubes.

The air curtain burner in Estes Park is being operated all winter. If you know your tree (s) have been fatally attacked, now is a good time to cut them down and take them to be destroyed at the recycle center in Estes Park.

DOUGLAS FIR TREES: Some of our Douglas fir trees have signs of two different problems. One is a fungal disease which causes severe thinning of the needles over a period of 3 or more years. As the new growth on the tree is emerging, the growth from the previous year starts to die. (Douglas fir normally lose oldest needles every three to four years) This starts at the bottom of the tree, eventually reaching the top. The tree may start to die at this point if severely infected and damaged by previous drought. There is no way to cure this. It is more prevalent in wet springs and summers. Removing infected branches or trees and thinning stands of fir trees helps to stop the disease from spreading to healthy trees.

Some of the fir trees have been attacked by the Douglas fir beetle. This beetle is usually present in wind-thrown trees but can spread to drought-damaged trees. Although the fir tree will die and turn red after attack, this beetle does not normally kill large stands of trees.

If you want additional information or help identifying the problem trees, please give Peggy Burch a call at 577-1912.

Year-end Tax Report – Anita Meis has agreed to do the year-end tax report.

Lawsuit – The entire Retreat Landowners Association has now been named as defendants and it has cost the RLA \$7500 so far to defend this lawsuit. \$5,000 has been budgeted for 2010.

New Business:

Estes Valley Improvement Association (EVIA) – has been dissolved.

RLA Emergency Phone Call Tree – This was formed in June 2007 after the December 2006 snowstorm and now needs updating. Danny Perugini agreed to contact team leaders to start updating it.

Resolutions resulting from Executive Session – None were proposed as a result of the November 21, 2009 Executive Meeting of the RLA Board of Directors.

Duke Sumonia – Duke Sumonia provided documents to the RLA Board concerning the Bulwark Ridge Association, its procedures and road maintenance. He stated that the Bulwark Ridge Association roads were dedicated to the public but that the responsibility of the road maintenance remains with the Bulwark Ridge Association.

Duke also submitted a written proposal dated November 21, 2009 and entitled “Proposal for a Book of Governing Documents, Its Procedures and Maintenance” for the Board’s review. A copy of this proposal is attached the original minutes of this meeting.

Meeting adjourned at 10:20am. Meeting adjourned at 11:40am.

WHAT'S NEW ON THE RETREAT WEBSITE?

submitted by Dennis Bicknell

There is a new section called the Estes Valley Forest Issues Forum or EVFIF. A group of HOAs, state and federal forest workers, fire fighters and others have been working on ways to improve communication between and among these groups. The first effort is a newsletter from the Canyon Lakes District. Please take a few minutes to read it; notice there are some direct links for further information. More information about this effort will be shared with the members.

Haven't looked at the website? retreat-glenhaven.org

GLEN HAVEN CHRISTMAS/HOLIDAY DINNER

*Sponsored by the Glen Haven Historical Society
Tuesday, December 15th, 7 PM - Glen Haven Town Hall*

Dan, the great Chef of the Inn of Glen Haven, will again prepare the turkey and ham. Please bring your favorite holiday dish, salad or dessert, etc. Place settings and drinks will be provided.

Any questions call - Ruth Thomas, 586-3860 or Jewell Sumonia, 586-8505. COME JOIN YOUR FRIENDS and NEIGHBORS

Retreat Landowners' Association, Inc.
Proposed 2010 Budget with 2009 Budget for Comparison
As of 10 October 2009

	<u>2009 Budget</u>	<u>2010 Budget</u>
Revenues		
Landowners' Assessments	56,000.00	56,000.00
Interest Income	0.00	0.00
Transfer Fees	0.00	0.00
Special Assessment (GHVFD)	<u>22,400.00</u>	<u>22,400.00</u>
Total Revenues	78,400.00	78,400.00
GHVFD Donation	<u>-22,400.00</u>	<u>-22,400.00</u>
Net Revenues	56,000.00	56,000.00
Expenses		
Accounting (Tax Filing)	500.00	500.00
Administration		
Bank Charges	35.00	35.00
Copies	650.00	650.00
Management Fee	<u>4,200.00</u>	<u>4,200.00</u>
Membership Directories	375.00	500.00
Website	100.00	300.00
Newsletter	500.00	500.00
Office Supplies	250.00	250.00
Postage	700.00	700.00
Secretarial (recording)	<u>350.00</u>	<u>350.00</u>
Total Administrative	7,660.00	7,985.00
Environmental		
Dry Hydrants	4,000.00	2,000.00
Forest Management	1,000.00	1,000.00
Tree Chip & Haul	<u>2,000.00</u>	<u>2,000.00</u>
Total Environmental	7,000.00	5,000.00
Gifts & Memorials	500.00	500.00
Insurance	3,000.00	3,000.00
Legal Fees	2,000.00	5,000.00
Social Events & Annual Mtg	1,700.00	2,000.00
Utilities 250.00	300.00	650.00
Annual Water Assessment	<u>430.00</u>	<u>430.00</u>
Total Misc. Fees/Costs	7,880.00	11,230.00
Road Maintenance		
Contract Services	0.00	0.00
Equipment Fuel	4,500.00	3,000.00
Equip. Rental (Roller, etc.)	1,000.00	1,000.00
Equip. Repairs & Mtce.	5,000.00	4,000.00
Equipment Reserve	5,000.00	5,000.00
Materials – Road Base	9,000.00	11,000.00
Payroll: Taxes	650.00	650.00
Wage Expenses	7,000.00	7,000.00
Signs, Mirrors/Supplies	<u>300.00</u>	<u>300.00</u>
Total Road Maintenance	32,450.00	31,950.00
Net Expenses	54,990.00	56,165.00
Net Revenues	56,000.00	56,000.00
Revenue Minus Expense:	1,010.00	-165.00

**The RETREAT Landowners' Association
P.O. Box 160
Glen Haven, CO 80532-0160**

FIRST CLASS MAIL

Address Correction Requested

**The next board
meeting will be
held on March 20,
2010 at the home of
Michael Frederick**

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United Retreat
Rob Squire
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FAMILY

Quick Facts...

Holiday expectations can be reasonable.

Advanced planning and preparation reduce holiday stress.

Consistent routines make holidays pleasurable.

Commercial pressures can be resisted.

Keep plans and activities manageable to create positive feelings.

Holiday traditions produce a balance between the expected and the unfamiliar.

**Colorado
State**
University

Extension

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Happier Holidays

by P. Johnson and J. Carroll¹

no. 10.208

Winter holidays receive a huge build-up. Before the jack-o-lantern loses its smile, stores are advertising sales, stringing lights, setting up displays and playing seasonal music. People talk about being in the holiday mood with all the excitement in the air.

The season brings changes for many families — people are visiting, different foods are eaten, homes take on festive looks, and bedtime schedules may be disrupted. Changes in environment and routines can cause uncertainty and stress.

Television and magazines depict the holiday season as a time when settings are perfect and everyone is happy. For some people, these images may instill the need to make this "the best holiday" or "the best time of year" ever. These commercial images do not reflect most people's reality. When the images become expectations that aren't met, many people experience anxiety. To make this a truly happy time of year, keep expectations at a reasonable level and set realistic goals.



Planning

Planning is key to holiday happiness and enjoyment. Involve all family members in the process. If certain traditions, special meals, parties or travel are a part of your family holiday, make the arrangements early.

List special projects that require time and patience and work on one project at a time. It might be helpful to do the most time-consuming and unpleasant activities first. Assemble everything needed to get a project done, assign tasks to all family members, and work until it's completed. Allow small children to get involved to experience the fun of helping. Once the project is done, clear away the clutter.

Too Much

This is the time of year when people tend to overdo to make others happy. This attitude drains time, energy and finances. People cook too much and do not have room to store leftovers. They shop for the ideal gift, yet Aunt Jamie does not remember what was given her two years ago.

Happier holidays come from sound resource management and enjoyable

times spent with family and friends. This time of year, the home can become a place where families learn pleasures to carry them through all the seasons.

Use holiday shopping excursions as a time to learn about family resources. Shopping can be stressful, so start early. Do not try to remember everything. Shop with a list that has names, items, sizes, color preferences and the approximate amount to be spent. Shop when you aren't tired. Take breaks, sit down, or have a healthy snack. Many families shop year-round for holiday presents to take advantage of sales and selection.

To avoid large crowds, shop at small, specialty stores away from large malls. Parking may be easier, there usually are fewer people, service often is more personalized, and merchandise more unique. Mail order and Internet shopping are other options. Use well-known and established companies and understand return policies and procedures. Take advantage of 800 numbers to ask questions about products and company policies.

Know your financial personality and be prepared to manage holiday spending. A hoarder who worries about money will find shopping less enjoyable than the overspender or money manipulator. Watch the amount you purchase on credit. Imagine paying in April, May or June for something that has not lasted that long!

Keep the Right Focus

Do not become pressured by commercial pitches to buy, buy, buy or to give, give, give. Instead, relax and enjoy the colorful displays and merchandise for their beauty and interest.

What do the holidays mean to you? What is important to your family during this season? Do you treasure time spent with each other and friends?

This is a season to show others you care. Show your giving spirit by running an errand for an elderly neighbor, baking cookies for new parents or a student completing final exams, or volunteering to read stories in the pediatric ward of the local hospital. Have your children make useful gifts for residents in a senior facility.

Do not allow distractions to lessen safety — fasten seat belts, use car seats, choose age-appropriate toys, pick up toys, use non-combustible materials for decorations, and check smoke alarms.

To make this a happy holiday season, focus on family and not chores. Slow down and enjoy each other!

¹P. Johnson, former Colorado State University Extension human development and family studies specialist; and J. Carroll, Extension specialist, 4-H/Youth Development.

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