

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – March 16, 2013 @ 10:00am
Lambert Residence – Dunraven Glade Road

Attending: Peg Sloan, Amanda Gordon, Linda Lambert, Chuck Reynolds, Cody Sanders,

Also Attending: Peggy and Vernon Burch, Rich Gilmore, Mary Nolan, Duke Sumonia

The meeting was called to order, the agenda was adopted, and the minutes of the meeting held December 15, 2012 were approved as submitted.

REPORTS:

Treasurer - Written financial reports were submitted by Hobert Office Services for March 13, 2013 which showed a checking account balance of \$1,162.62 and money market account balance of \$54,020.36. Five properties have sold since December 13, 2012. Several assessments are still outstanding and after the Bylaws are revised, reminders will be sent out with a final deadline prior to lien filing.

Roads – Dick Boggs resigned as Chairman since he will be travelling. Rich Gilmore distributed a map outlining proposed road improvements (adding recycled asphalt road base) for late spring/early summer. First priority is .2 miles on Coyote Court, second is .2 miles of Streamside Drive on the steep portion just off of Miller Fork Road, third priority is .3 miles of Streamside Drive just east of the Black Creek Dr. junction, and fourth is .3 miles of Copper Hill Road going up the hill from Black Creek Drive. The Board agreed that all the recommended improvements are necessary and will review the budget to see what can be implemented and approve such via email. Rich reported that the hydraulic hose and grader blades have been replaced on the grader and gave expected maintenance expenses for the next budget year. No one agreed to serve as Chairman of the Roads Committee at this time.

Architectural Control - No new report.

Environmental - Peggy Burch submitted a written report which covered several topics including the added stress to the plant life due to the drought. Mountain pine beetles may fly earlier because of the warmth, IPS beetles tend to attack stressed trees but most of the trees are becoming stressed, and aphids will be a problem this year. Another problem insect is the Pine Needle Scale that sucks sap from needles which usually doesn't cause much damage unless continued for a long time. White spots on needles are a sign of the beetle. Peggy reported that she attended a class which discussed the shallow root systems of trees or root plates that are very subject to drought since they are so shallow. It is better to water trees in the fall and spring as they are better able to absorb moisture than in the winter. The 2012 Colorado State Forest Service Forest Health Report has been released and is on the internet at http://csfs.colostate.edu/pdfs/137233-Forest_Report-12-www.pdf.

Website – Hoberts reconfigured the RLA website and gave it a new look. There was some discussion of adding to the website The Retreat story and information on local hiking trails and/or linking youtube videos.

Nominating – A notice will be put on the website inviting persons interested in running for the next election to contact Amanda Gordon.

OLD BUSINESS:

Board of Directors – In early January 2013, Chuck Reynolds was appointed to fill the vacancy on the Board of Directors caused by Danny Perugini's resignation.

Covenants Revisions – The final tally on the mailed out “Proposed Amended and Restated Declaration of Protective Covenants of the Retreat Landowners Association” is: 68% in favor; 11% not in favor; 1% abstained; 20% no reply. They are adopted and will be signed, notarized, and recorded.

Newsletter – Peg Sloan agreed to do the next newsletter, but welcomes any volunteers.

Miller Fork Trail Access – Rich Gilmore said that parking is not generally a problem at the trailhead, but that the area around the dry hydrant needs to stay clear to allow trucks to park close to it. Mary Nolan and Chuck Reynolds agreed to coordinate obtaining “no parking” signs for the area near the hydrant. It was moved, seconded and carried that guest passes be allowed to non-residents who are maintaining the trail and that the “no parking” signs be purchased for the hydrant side of the road.

Miller Fork Road Gate – It was agreed that locking the gate should be reviewed closer to summer if the fire danger is high and campers need to be discouraged.

Bulletin Board – Initial research into costs of a bulletin board was \$1000-\$2000 so more economical alternatives will be researched.

Lorenz vs. RLA – On February 5th District Court Judge Dave Williams issued an Order that stays the lawsuit Ms. Lorenz filed in July 2012, and defers a ruling on the Motion to Dismiss same until the appeal by Ms. Lorenz (regarding the dismissal of her 2011 lawsuit) is finally determined. Previously the Court of Appeals had issued its opinion upholding the District Court decision, but Ms. Lorenz has stated that she intended to file a petition with the Supreme Court regarding that opinion. [Per the Order, “The parties are directed to keep the Court apprised of progress in that case. No additional pleadings, motions, or other documents shall be filed in this case, except to inform the Court regarding the appeal in Lorenz Case II, until such appeal has been decided.”]

Additional Dry Hydrants – Chuck Reynolds will contact the Fire Chief about installing new dry hydrants.

NEW BUSINESS:

Bylaws Revisions – Article 6, Section 1, paragraph 9: It was moved, seconded and carried to allow the Board of Directors to retain its authority to grant variances.

Article 8, Section 7: It was moved, seconded, and carried to change “The secretary and treasurer can be the same person” to “Board members may hold no more than two (2) offices at any one time.”

Article 8, Section 8: It was moved, seconded, and carried that the reference to the President and Vice President being familiar with Robert’s Rules of Order be removed as it is no longer applicable with other revisions.

These Bylaw changes will be sent to the attorney for review.

There are minor changes to the Policies regarding mail-in ballots which will be posted in the newsletter which will allow time for responses and voting.

Budget Meeting – This will be scheduled and Board members notified via email.

BROA – There are two sets of maps for the Bullwark Ridge area which show different properties included in the BROA so further review will be necessary.

Dunraven Glade Road - Two Board members and Duke Sumonia met with the County Commissioner regarding maintenance of Dunraven Glade Road and the general response was that the County is lacking funds for road maintenance and Dunraven Glade Road is not a high priority at this time.

Landowner Comments – Mary Nolan reported that the Glen Haven Area Volunteer Fire Department has established a new contact email: GHAVFD@msn.com
Owners should contact the department through that email if desiring to receive fire notice updates.

Next Board meeting is June 1, 2013 at 10:00am at Peg Sloan's home.

Meeting adjourned at 12:10pm.

Joan Van Horn
Meeting Recording Secretary

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – May 18, 2013 @ 10:00am
Sloan Residence – Miller Fork Road

Attending: Peg Sloan, Amanda Gordon, Alan Podolsky, Chuck Reynolds, Cody Sanders
Also attending: Dennis Bicknell, Marv and Charlotte Gee, Duke Sumonia

The meeting was called to order at 11:06, the agenda was adopted with several additions, and the minutes of the meeting held March 16, 2013 were approved as submitted.

Amanda Gordon moved that Alan Podolsky be appointed to the Board of Directors to fill Grant Dickson's vacancy. The motion was seconded and unanimously passed.

REPORTS:

Treasurer's report – None.

Roads – Chuck Reynolds agreed to serve as the Roads Committee chairman. Road base improvements are scheduled for June 3-7. A request was received from Christy Schmuhl for recycled asphalt to be applied on the portion of Streamside Drive in front of her property. Amanda Gordon moved, and it was seconded and carried, that a cost estimate of the labor and materials involved be determined, that the estimated amount be paid by Ms. Schmuhl in advance, and that she also be responsible for the expenses should they exceed the estimate. It was suggested that some recycled asphalt be stored at the barn for interim potholes and washouts.

Architectural Control Committee – Written reports dated April 28 and May 15, 2013 were submitted by Dennis Bicknell and are posted on the website.

Environmental – The unofficial report (third installment of Firewise) was submitted and is posted on the RLA website.

Website – Videos on the Retreat history and hiking trails are now hosted on the website instead of on You-Tube. The Landowner's Directory is also available on the RLA website (password protected).

Nominating Committee – No nominations for candidates to fill the upcoming vacancies have been received. There are no current vacancies.

OLD BUSINESS:

Covenants – The revised covenants have been signed and recorded. They are available on the website.

Bylaws – The bylaw amendments are ready to be mailed out and will also be posted on the RLA website for review.

Mail-in Ballots policy – Minor revisions were made to the "Policy on Management of Mail-in Ballots" at the last board meeting and it was moved, seconded, and unanimously carried that the revised policy be adopted. A copy of the revised policy is attached to these minutes.

2013-14 RLA Budget – The Board met and finalized the 2013-14 budget on April 27. It is similar to last year's budget, but without the \$5,000 for the equipment reserve.

In addition, nothing is budgeted for road base materials next year because of expected litigation expenses and the RLA's large insurance deductible of \$15,000.

Dry Hydrants – The fire dept determined that slightly altering part of Miller Fork Trail where it crosses Streamside Drive to provide access for a portable pump would be the best alternative to a dry hydrant at that location. The creek level is too far below the road to make a dry hydrant possible.

Newsletter – Laura Cormos has agreed to be the editor for the RLA newsletter.

No Parking Cards – Some cards have been drawn up to remind unauthorized drivers parking on Miller Fork Road to use the Dunraven Glade trailhead parking lot instead.

Miller Fork Road Gate – Several property owners beyond the gate at the end of Miller Fork Rd prefer that it be locked to protect their property and prevent possible fires from unauthorized camping. The lock has been reinstalled.

RLA Website Password – It was moved, seconded and carried that the website password be changed annually and that the new password be included in the annual meeting packet.

Bulletin Board – Cody Sanders agreed to contact various real estate agents in the area to determine their resistance to using a bulletin board at the Retreat main entrance instead of multiple realtor signs. The goal is to make the neighborhood look more attractive to potential buyers.

BROA – The map of the Bulwark Ridge area, "Exhibit A", was obtained from Van Horn Engineering and is currently being reviewed by RLA attorneys, along with other BROA merger documentation. It will also be posted on the website.

Lorenz vs. RLA – There is no change since the last meeting report. All parties continue to await the decision of the Colorado Supreme Court on the last appeal.

NEW BUSINESS:

Annual Meeting Packets – The Board reviewed the information to be included in this year's annual meeting packets which need to be distributed at least 30 days prior to the meeting on July 27, 2013. The conference room at the Estes Park Conference Center has already been reserved for the 2014 annual meeting with the tentative date of 7/19/14. Amanda Gordon recommended that the Board meet earlier in the quarter that precedes the annual meeting so there is adequate time to prepare the meeting packets.

Road Equipment – Some members of the Board brought up the idea of selling the road equipment to a private party, and then storing it and renting it back to the RLA when needed. Such a plan would distribute the costs of equipment maintenance and make the equipment available to private landowners for rental, but the availability of the equipment for immediate RLA use might be compromised. Chuck Reynolds agreed to discuss the idea with Rich Gilmore.

Policy regarding Assessment Collection – Reference to collection dates in the Collection Policy needs revision, along with adding a policy on how members might submit changes to the new covenants. It was suggested that member changes to the covenants follow the same procedure as used for bylaw amendment submissions. These changes will be drafted by Amanda Gordon and presented to the membership in the next newsletter for comment. The Board will act on them at the next board meeting.

Rules Committee – Cody Sanders and Amanda Gordon agreed to serve on the Rules Committee, if one is later needed to bring the old policies into alignment with the new governing documents.

Vote Count – The procedure for counting the votes on the bylaws changes is detailed in the mail-in ballot policy. It requires one board member and two non-board members to tabulate the votes. Peg Sloan and Amanda Gordon volunteered to share the board member duties, while the non-board members are yet to be determined.

Sumonia Email – Peg Sloan addressed the numerous concerns contained in an email sent to the RLA Board from Duke Sumonia and which is attached to these minutes as landowner written comments.

Landowners' Comments – Duke Sumonia submitted written comments (above) and asked that they be included in the body of the minutes of this meeting. This, however, is not in accordance with Robert's Rules so his written comments are attached instead.

Marv and Char Gee expressed appreciation to the members of the Board for their time and service.

Meeting adjourned 11:41am.

Joan Van Horn
Meeting Recording Secretary



RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160
Glen Haven, Colorado 80532

Policy on Management of Mail-in Ballots

18 May 2013

Use of: Any action that may be taken at any annual or special meeting of members may be taken without a meeting if the Association delivers a written ballot to every member entitled to vote on the matter. Action taken under this section has the same effect as action taken at a meeting of members.

Initiation: A mail-in ballot nomination may be initiated by any member in good standing, subject to approval by a majority of the Board of Directors.

Distribution: All members in good standing shall be sent, by first class mail, a ballot for voting. The ballot shall state each proposed action, provide an opportunity to vote for or against, and be accompanied by sufficient information to permit each person to reach an informed decision on the matter. Ballots shall also state the number of responses necessary to reach a quorum and the percentage of affirmative responses required for the measure to be approved.

Receiving: Return ballots will be sent to the Corresponding Secretary for collection and must be received before the deadline specified in the cover letter accompanying the ballot to be counted.

Counting: The Board shall appoint a panel of three members in good standing, one of which shall be a Board member and the other two non-Board members, to count the ballots. Approval by written ballot shall be valid only when the number of votes cast equals or exceeds the quorum required to be present at a meeting authorizing the action, and the number of approvals equals or exceeds the number of votes that would be required to approve the matter at such a meeting. All ballots will be retained for one year after the count.

Notification: Results will be posted in the next newsletter and on the Association website.

May 21, 2013

Subject: Written Landowner Comments , May 21, 2013 Board Meeting

RLA Board,

Reference: Policy on Meeting Minutes

"Written landowner comments submitted at the beginning of the meeting shall be included as submitted."

I.e. they will be included in the body of the minutes.

My following written comments are therefore submitted to be included in the minutes of this board meeting.

1. I have brought to the attention of this and previous boards documented evidence that there are more than 6 Bulwark Ridge parcels and that all the owners of those parcels are full, 100%, members of the RLA and as such have full rights of membership. As members they are also subject to all assessments levied against those members who live in the Retreat. They have been full members since 1978. The merger agreement only relinquished management of BR to the RLA board.

This board and recent ones have refused to stipulate these facts and have provided no documented evidence to support their position that there are only 6 parcels/members. I therefore ask the board to either provide documented proof that there are only 6 parcels or take proper and appropriate action to remedy their errors.

2. I submitted the following request, March 24, for records concerning mail-in ballot vote for Covenant Revision.

Number of total ballots mailed to members, including BR/RLA members.

Number of ballots mailed to Bulwark Ridge/RLA members only.

Number of affirmative (yes) votes received.

Number of "no" votes received.

Number of blank and/or invalid ballots received.

Percent of total membership "affirmative" (yes) votes required by statute to amend covenant document.

The board has refused to honor my request. Colorado statutes require the board to do so. Why has the board refused to honor my request?

3. I sent this email 3/23/13,

RLA Board,

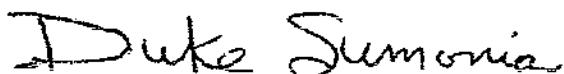
I had sent an email similar to this to you 8/28/12 concerning voting method for bylaw revision. I had also raised the issue at the 2012 Annual meeting that major revisions should be considered by the "ad seriatim" process. The parliamentarian stated that was the proper way.

The revisions the board proposes and plans to put to a vote by mail denies the members their right to determine content to be considered. A mail method only allows for an "all or nothing" choice. You may be well advised to contact the parliamentarian for advice. Ms. Janie Lichtfuss, janiekipp@earthlink.net

I hope you will honor the principal below and the *ad seriatim* process to make final version for members to approve or amend at an annual meeting, one for which members had direct input. That requires a member meeting at which time members have the opportunity to propose amendments. The board nor an attorney should dictate content. As you now plan members have only been allowed to suggest changes. The bylaws have had major revisions (amendments) by the "ad seriatim" method before, see 1992 Annual Meeting Minutes. It will cost no more to use that method than to use a mail ballot, in fact it will save money and effort. Please do not deny members their rights.

Why do you want to deny members their right to determine content?

Duke Sumonia



RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – July 27 2013 Immediately following Annual Meeting
Rocky Mountain Park Inn & Conference Center

Attending: Peg Sloan, Kent Mills, Alan Podolsky, Chuck Reynolds, Cody Sanders
Also Attending: Joan Van Horn

The meeting was called to order. The following were unanimously elected to office:

President	Peg Sloan
Vice President	Cody Sanders
Secretary	Linda Lambert
Treasurer	Kent Mills

The next board meeting was scheduled for Saturday, September 14, 2013, 10:00am at Chuck Reynolds residence on Fisherman's Lane.

Meeting adjourned.

Joan Van Horn
Meeting Recording Secretary

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – December 15, 2013 @ 10:00am
Lambert Residence – Dunraven Glade Road

Attending: Peg Sloan, Linda Lambert, Kent Mills, Alan Podolsky, Chuck Reynolds, Cody Sanders

Also Attending: Mary Nolan, Duke Sumonia

The meeting was called to order, the agenda was adopted with additions, and the minutes of the previous meetings held in May and September 2013 were approved via email. Also approved previously were the Policies and increase in rates for Hobert Office Services.

REPORTS:

Treasurer's report – Written financial reports were submitted by Hobert Office Services for December 12, 2013 which showed a checking account balance of \$1,335.62 and money market balance of \$51,036.68. Sixty-six (66) assessments of varying amounts are outstanding. Financial reports were also submitted for September 11, 2013 and July 31, 2013.

Roads – Connell Construction will start road repair work on Streamside and Black Creek Drives on December 16th. This repair work will be financed by Larimer County as Black Creek is a public-dedicated road and the repair of Streamside Drive is necessary to access Black Creek Drive. The RLA may need to further repair the roads next spring. The culvert on Miller Fork Road where the creek crosses it needs replacing. Chuck Reynolds will obtain a bid and contact the Board via email for approval. Chuck also agreed to contact Larimer County about the hole hazard forming at the Retreat entrance.

Architectural Committee – No report since September. Several property owners will need to extend their building permits with Larimer County as the flood delayed construction.

Environmental – No new report.

Website – Lost pet notices can be posted on the website.

Nominating Committee – It was moved, seconded and carried that Francis Cunningham be appointed to the Board to fill the vacant position with the term ending July 2014. The President will contact people to serve on the Nominating Committee.

Rules Committee – This committee is discontinued until needed.

OLD BUSINESS:

Bylaws – The Bylaws were approved and have been recorded.

Dry Hydrants – The dry hydrant at the Miller Fork creek and road junction needs to be repaired. On Streamside, a platform will be constructed so that a portable pump can be positioned there during emergencies which will work better for that location than a dry hydrant.

Miller Fork Road Gate – The gate remains locked and property owners can obtain the combination on the website.

Bulletin Board – This item will be tabled until a suitable location is available.

Lorenz vs. RLA – The Colorado State Supreme Court denied Ms. Lorenz’s petition. Information regarding the lawsuit will be posted on the website and included in the newsletter.

Newsletter – Peg Sloan will organize the next newsletter.

Attorney Retainer – The retainer for Hindman-Sanchez will not be renewed.

NEW BUSINESS:

Trash Service – Trash pickup service returned last week. Several property owners are meeting to clean up the trash at the end of Dunraven Glade Road. The Board agreed that the RLA should pay for the cleanup of trash accumulated at Black Creek and Streamside Drive junction after the flood.

Special Assessment – The Board determined that a special assessment is not necessary at this time.

Collection Letters/Executive Session – The Board will meet in executive session immediately following this meeting to discuss collections of delinquent assessments.

Water Permits – Certain usage permits are due for renewal.

Salvation Army Bell Ringers – The Salvation Army is seeking volunteers to “man” their stations in Estes Park. This will be posted on the RLA website.

Illegal Hunting in RLA Area – Illegal hunters should be reported to the Larimer County Sheriff. Obtain the license number and vehicle description and submit to the Sheriff rather than approaching the vehicles.

Board Meeting Dates – The board meetings are scheduled as follows:

February 2, 2014 (Sunday) @ 10:00 am at Frances Cunningham’s residence

April 19, 2014 – Budget meeting (location and time not set)

June 14, 2014 @ 10:00 am (location not set)

LANDOWNERS’ COMMENTS:

Mary Nolan thanked those members who stayed in the Retreat following the flood and took care of their neighbors’ places, aided those people and pets in need, and took responsibility to get done what needed to be done.

Duke Sumonia requested clarification on the determination of who would be responsible for financing the repair work of Black Creek Drive and Streamside Drive.

Meeting adjourned at 11:40am.

Joan Van Horn
Meeting Recording Secretary