

**RETREAT LANDOWNERS ASSOCIATION, INC.**  
**Annual Meeting – July 31, 2004**  
**Trail Ridge Room in the Holiday Inn Hotel & Conference Center**  
**Estes Park, Colorado**

The 33<sup>rd</sup> Annual meeting of the Retreat Landowners Association, Inc. was called to order by President Kent Mills at 1:05pm.

Attending Board members Joe Barraclough, Jim Broomfield, Bruce Brown, Ann Martin, Gordon Nuttall, and meeting recording secretary Joan Van Horn were introduced by President Mills.

Minutes of the annual meeting held July 26, 2003, which were approved by the Board of Directors at its September 2003 meeting and published in the RLA newsletter, remained approved with no changes or corrections.

The Corresponding Secretary verified that a quorum was present, and that proxies had been assigned and were represented.

**REPORTS:**

Reports of the Treasurers and Committee Chairmen were published in the “Annual Meeting Information Packet”.

Dunraven Glade Road Committee: The Dunraven Glade Road committee met with Dale Miller of the Larimer County Roads Department since the written report. As an update, it was stated that a third coating for dust will be applied in mid-August and that road base will be added the second quarter of next year. A thistle spraying preventative program is also being pursued. A question arose as to the intent of the \$5,000 set aside for the Dunraven Glade Road. It was explained that the amount is closer to \$3,000 after this year’s improvements and that it will serve as earnest money/reserve fund to work with the County in meeting future expenses for improvements on Dunraven Glade Road

President’s Report: President Kent Mills thanked Marcy Trahan again for her efforts in obtaining the water augmentation certificates for Filings 3, 4, and 5. He also stated that covenant enforcement would be a major focus for the Board of Directors this next year. Also, anyone wishing to be editor of the newsletter, please contact Graham Fowler.

Use of Firearms and Hunting: Questions and comments concerning the reports included what procedures should be followed to deal with target shooting, use of firearms, and hunting. It was recommended that the Board establish such a procedure, add more “no hunting” signs on roads and junctions, and provide property owners with a letter explaining RLA rules concerning hunting that can be shown or given to violators.

Glen Haven Area Volunteer Fire Department: Fire Chief Tom Housewright reported that the 25 member fire department has responded to 21 calls this year already dealing with motor vehicle accidents, structural fires, medical emergencies, illegal campfires, search and rescue and other miscellaneous calls. Steve Childs and Jim Boyd are Co-Captains and Al Matlock and Steve Brauns are Co-Lieutenants. The department has acquired a nearly new 4x4 brush truck to aid in wildland fire responses and has equipped it with a 200 gallon water tank, pump, and spray foam

dispenser. It replaces the 1976 truck formerly leased from the Colorado State Forest Service that was unreliable.

Nominating Committee: The Nominating Committee submitted the following nominations for the two positions on the Board of Directors (The terms of Kent Mills and Joe Barraclough expired): Ralph Brethauer, Kent Mills, and Rob Squire. Each candidate spoke briefly. There being no further nominations from the floor, the nominations were declared closed.

Open Space Ballot Issue: The following proposal to disperse the Open Space fund was recommended by the Board of Directors:

- a. \$22,000 for the purchase and construction of a pole barn to house RLA road equipment (road grader, backhoe, pickup and water truck) [location next to fire station]
- b. \$12,000 for purchase of backhoe to replace the current one
- c. Remainder of fund to be placed in escrow for the improvement of Dunraven Glade Road at some time in the future.

In response to a suggestion to consider a fourth alternative of crediting the amount to the landowners for future assessments, the Board of Directors stated that it was more important to use the money to upgrade and protect RLA equipment. Failure to do so would result in a future assessment to accomplish such anyway.

It was moved and seconded that the open space monies be spent as approved by members at annual meetings “piece by piece” or by approving each specific proposal separately. The motion was defeated.

Bylaws Revisions: Discussion of the eight proposed revisions to the bylaws was conducted with varying opinions and clarifications being expressed.

Ballots for election and proposals were distributed and five people were appointed to count the ballots during recess.

A slide presentation on the history of The Retreat was given during the recess by Gordon Nuttall.

Meeting reconvened at 3:37pm.

Election Results: **Kent Mills** and **Ralph Brethauer** were elected to the Board of Directors.

The Open Space ballot issue as proposed by the Board of Directors (and outlined above) was **Approved**.

Proposed Bylaw revision #1: Article III, Meeting of Members, Sec. 1 Annual Meeting.  
The annual meeting of Members shall be held as determined by the Board of Directors of the Association, but set no later than the January board meeting . . . **Approved**

Proposed Bylaw revision #2: Article III, Meeting of Members, Sec. 5 Voting.  
No one Member may hold for purposes of voting more than 5 proxy votes in attendance at any meeting . . . **Approved**

Proposed Bylaw revision #3a: Article III, Meeting of Members, Sec. 6 Proxies.

At all meetings of Members, each Member in good standing may vote in person or proxy. All proxies must be in writing, be revocable, be meeting **and issue** specific, and must be filed with the corresponding secretary. [delete the words “an issue”] **Rejected**

Proposed Bylaw revision #3b: Article III, Meeting of Members, Sec. 6 Proxies.

At all meetings of Members, each Member in good standing may vote in person or proxy. All proxies must be in writing, be revocable, be meeting and **published** issue specific, and must be filed with the corresponding secretary. [add the word “published”] **Rejected**

Proposed Bylaw revision #4: Article III, Meeting of Members, Sec. 5 Voting.

Add as last sentence: No motion may be raised from the floor, without prior notice, that commits any expenditure greater than \$500. **Rejected**

Proposed Bylaw revision #5: Art. VII, Powers and duties of the Board of Directors, Sec. 2 (g) . . . cause the books of the Association to be audited annually by a member committee.

**Approved**

Proposed Bylaw revision #6: Art. IX, Officers and Their Duties, Sec. 8, Duties.

Treasurer shall keep proper books of account; shall prepare and present a financial report at the completion of each fiscal year and shall prepare an Annual budget to be presented to the Membership at its regular annual meeting, and deliver a copy of each to the members.

**Approved**

Proposed Bylaw revision #7: Article XIV, Amendments.

Subject to other provisions in the Bylaws, the Bylaws may be amended at any regular or special Membership Meeting of the Association, **or by mail ballot**, provided previous notice has been given and a two-thirds affirmative vote is obtained. [add the words “or by mail ballot”]

**Rejected**

## **NEW BUSINESS**

Nominating Committee: Ann Martin was appointed as next year’s Nominating Committee Chairperson.

Landowners Comments: It was suggested and well received that the bylaws be included in the next address booklet.

Email addresses should also be included in the phone directory if so desired by individual property owners.

Complaints were voiced concerning unsightly trailers, excessive number of cars stored at residences, and uncontrolled barking dogs.

It was suggested that signs be posted saying that the Retreat is a covenant-protected community.

Although the 1973 covenants can be difficult to clarify and are not always pertinent to today’s circumstances, the Board should strive to be more aggressive with enforcement.

Special thanks were expressed to Gordon Nuttall for the Retreat history slide presentation and to the Board of Directors for doing a great job.

Retreat windshield stickers are available.

Some consideration should be given to annual rental of water in excess of Retreat use to obtain additional revenue.

Meeting adjourned at 3:50pm.

Joan Van Horn  
Meeting Recording Secretary

Approval Date: