

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – March 22, 2015 @ 10:00am
Cunningham Residence – Copper Hill Road

Attending: Peg Sloan, Graham Fowler, Ian McBride, Chuck Reynolds, Cody Sanders,
Also Attending: Frances Cunningham, Peggy and Vernon Burch, Duke Sumonia

The meeting was called to order, the agenda was adopted as amended, and the minutes of the December 14, 2014 meeting were approved. Correspondence was received (via letters, phone, and email) since the last Board meeting from the following:
Duke Sumonia Elinor Whitney Kathy Houser Joanne Zagorda
It was then requested that any new written correspondence be submitted presently and none was submitted.

REPORTS:

Treasurer's report – Treasurer Cody Sanders reviewed the written financial reports prepared by Hobert Office Services through March 17, 2015 which showed a checking account balance of \$81.06 and money market balance of \$73,067.45. Fifty-one assessments of varying amounts are outstanding and four properties have sold since December 10, 2014.

Roads report – Chuck Reynolds reported that the turn-around radius on the Saddle Court cul-de-sac was increased, the ditch on the uphill side of Gladeview Court was graded, the garage doors at the Pole Barn were adjusted and re-tensioned, and the “Slow-Children at Play” and 20mph signs on Streamside Drive at the RLA entrance were installed.

Putting recycled asphalt on the curve near the Barking Coyote Ct./Miller Fork Rd. intersection is planned at an estimated cost of \$4,000. Putting recycled asphalt on the 4/10 mile of lower Streamside Drive will be delayed for a year due to the high cost. Kevin Zagorda, who has been assisting with snowplowing, will be trained by Rich Gilmore to operate all of the RLA equipment and serve as a substitute for Rich. Chuck has been updating and revising the road and address map of the RLA used by the GHAVFD to locate residences/structures. Some of the Board members commented that the area at the Miller Fork Rd./Dunraven Glade Dr. intersection needs attention.

Architectural Committee – Harley Lyons has agreed to co-chair this committee with John Nolan.

Environmental Committee – Peggy Burch reported that the current fire danger is high and that the unusual winter weather is making the pine beetle emergence difficult to predict.

Website – Ian McBride said the 1st draft will be ready for Board review by early April and then should be in effect by late April.

Newsletter – It was suggested that the next newsletter include a reminder that those members desiring local emergency information should submit their email addresses to the GHAVFD.

OLD BUSINESS:

Emergency Operation – Graham Fowler reported that local resident Dick Lightner is a Ham Radio operator and would be willing to give classes.

Potluck – The potluck held at the American Legion in Estes Park was a great success.

CR 43 – Communications concerning the road closures and updates continue to be helpful.

NEW BUSINESS:

Budget meeting will be scheduled for April.

Annual Meeting is scheduled for Sunday, July 19, 2015 @ 9:00am in the Pole Barn. The Wine & Cheese party will be held the evening of Saturday, July 18th.

Community Trash Receptacle – A request was received for the RLA to provide a type of container in which residents could leave their trash bags for pick up by trash service trucks. The Board agreed that the current policy of individual property owners being responsible for removal of their own trash should be upheld and that a community container should not be provided.

Post Office Boxes – Some members have complained that previously free PO boxes must now be rented. This matter should be pursued through the USPS as the RLA Board has no authority.

LANDOWNERS COMMENTS:

Duke Sumonia announced the passing of Mildred Muller-Nowack and Hugh Beckham. He also had questions and comments about the vacant board position, lien proceedings and assessment exemptions/qualifications and various other matters.

Graham Fowler requested that the Board be notified of the dates that liens will be filed.

Next meeting is scheduled for Sunday, June 14, 2015 @ 1:00pm at Peg Sloan's.

Meeting adjourned.

Joan Van Horn
Meeting Recording Secretary

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – June 14, 2015 @ 1:00pm
Sloan Residence – Miller Fork Road

Attending: Peg Sloan, Graham Fowler, Ian McBride, Chuck Reynolds, Cody Sanders, Denise Stookesberry

Also Attending: Star Gilmore, Sandra Reynolds, Sonny and Rhonda Fee

The meeting was called to order, the agenda was adopted as amended, and the minutes of the March 22, 2015 meeting were approved. Correspondence was received (via letters, text and email) since the last Board meeting from the following:

Amanda Gordon, Jim Boyd, Louie Dionese, Chris Guianelli, Polly Bennett, Duke Sumonia, McCoy, Bicknell, Dorothy Rausch, Dick Lightner, Greg Bunton

Ian McBride agreed to set up a distribution system that would forward email sent to the RLA Board to the individual board members also.

It was then requested that any new written correspondence be submitted presently and none was submitted.

REPORTS:

Treasurer's report – Treasurer Cody Sanders reviewed the written financial reports prepared by Hobert Office Services through June 10, 2015 which showed a checking account balance of \$1615.85 and money market balance of \$65,076.25. Two properties have sold since the last Board meeting in March.

Whether or not liens should be filed on delinquent assessments was discussed and it was moved and seconded that liens be filed on all property owners whose assessment payments are delinquent with the exception of Lorenz whose law suit against the RLA is still pending. The motion passed 5-1.

Roads report – Chuck Reynolds reported that putting recycled asphalt on the curve near the Barking Coyote Ct./Miller Fork Rd. intersection is on hold as laying recycled asphalt on the 4/10 mile of lower Streamside Drive has become a higher priority. The prices for recycled asphalt dropped significantly but went back up before work could begin. It is hoped that prices will allow it to be done in July, otherwise it may be on hold until fall. The cost will be approximately \$6,000.00. Chuck presented revised figures for road maintenance in the proposed 2015-16 budget which reduced expenses by \$5,360.

Architectural Committee – The annual report will be included in the annual meeting package.

Environmental Committee – The annual report will be included in the annual meeting package.

Website – Ian McBride said the 1st draft of the revised website is now ready for Board review and he welcomes input from board members. He wants to add more local photos and will make the site available for members to post information.

Newsletter – Denise Stookesberry had previously suggested that the newsletter be done “in house” to save some money but since the next newsletter editor may not be

able to do all of it, she felt continuing with Hobert Office Services might be the easier alternative. Next newsletter should be distributed prior to the annual meeting.

Litigation – The annual report will be included in the annual meeting package.

OLD BUSINESS:

2015-16 Budget/Assessment – The Board reviewed the proposed 2015-16 budget with changes to the road maintenance items which reduced expenditures by \$5,360 but still left total expenses exceeding income by about \$11,000.00. It was moved and seconded that the budget be adopted and that the 2015-16 assessment be raised to \$350.00. Following discussion, it was decided that the \$15,000 for legal fees should be a reserve/contingency fund since it will be spent only if new lawsuits are filed and that the line item for legal fees be \$1,000. The motion was then amended and approved by the seconder that the 2015-16 budget be approved as amended and that the 2015-16 assessment be set at \$300.00. The motion passed unanimously.

Emergency Operation – Local resident Dick Lightner who is a Ham Radio operator will be asked to speak at the annual meeting.

NEW BUSINESS:

Nominating Committee – No one has volunteered to serve on the Nominating Committee. Three board positions will be available.

Annual Meeting – The Board reviewed the annual meeting agenda. The meeting will be held at the American Legion Post in Estes Park on July 19, 2015 @ 1:30pm. It was moved, seconded and carried that \$200 be donated to the American Legion for use of the meeting room.

Wine and Cheese Party – The party will be held at 5:30pm on Saturday, July 18th at the Pole Barn in the Retreat.

Retreat Entrance Sign – The Board had authorized \$800 to be paid to Bob Clarke for the new Retreat entrance sign which is awaiting installation upon completion of the road construction. The Board agreed that Bob Clarke should be paid \$600 now since the sign is finished and the remaining \$200 upon installation.

Web Password – A new password for the website will be ready by July 20th.

Miller Fork Gate – Star Gilmore explained her concerns regarding the gate on Miller Fork Road and proposed forming a Retreat Road & Trail Use Conflict Resolution Group to address and resolve conflicts regarding the gate and its use. She presented an outline of the purpose and goals of this group which will be posted on the website, emailed to members, and included in the next newsletter.

Bulwark Ridge - This matter was tabled.

LANDOWNERS COMMENTS:

New property owners Rhonda and Sonny Fee requested various sources for information regarding the Retreat.

Meeting adjourned at 3:30pm.

Joan Van Horn, Meeting Recording Secretary

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting
October 3, 2015
Gail Lyons Residence on Streamside Drive

Attending: Denise Stookesberry, Frances Cunningham, Graham Fowler, Gail Lyons, Chuck Reynolds, Joanne Zagorda

Also Attending: Peg Sloan, Star Gilmore, Joan Van Horn

The meeting was called to order, the agenda was adopted, and the minutes of June 14, 2015 and July 19, 2015 board meetings were approved. Correspondence was received (via letters, phone, text and email) since the last Board meeting from the following: Polly Bennett, Cody Sanders, resident requiring an assessment invoice.

The Board discussed complaints received about barking dogs which is a County regulated matter but Frances Cunningham agreed to notify the individual property owner when a complaint is received from a neighbor as a first step. Also, speeding on RLA roads continues and it will be addressed in the next newsletter.

REPORTS:

Treasurer's report – No report. Since so many assessments have not yet been paid for this fiscal year, it was decided that invoices for assessments should be mailed via USPS separately from other RLA information so the notices do not get "lost".

Roads Report – Chuck Reynolds reported that putting recycled asphalt on the 4/10 mile of lower Streamside Drive has been on hold because of the higher prices and access problems with County Road 43 construction but hopefully will be completed within the next few weeks. A couple of possibilities for a newer snowplow truck are being pursued. Graham Fowler commented that a campaign was initiated a few years ago that raised some funds to be spent for a truck and snowplow blade. Chuck will check with the Hoberts to see if money still remains in that campaign fund.

Architectural Committee – No report. Membership on the committee will be finalized with Peg Sloan and Harley Lyons co-chairing.

Environmental Committee – Peggy Burch's written report summarized Fall conditions and commented on the abundance of mullen and thistles and the high fire danger presently.

Website – No report.

Newsletter – Still need a volunteer to do the newsletter.

Litigation – No court determination to date.

Retreat Road & Trail Conflict Resolution Group – Star Gilmore reported that the committee had met twice and will proceed to place signs regarding private property, trailheads, and permit parking for RLA residents. They will be polling property owners behind the gate for their opinions about the access, maintenance, etc. Also they will be researching a small portion of Fisherman's Lane which appears to a public portion as opposed to the rest of the road which is private.

OLD BUSINESS:

Nominating Committee – Volunteers for this committee are still needed.

RLA Attorney Meeting - Members of the Board met with the attorney in late July and a report of the meeting was sent out to Board members.

NEW BUSINESS:

New Policy and Documents for Assessment Collections – The Board reviewed and revised the resolutions adopting new policies on collection of unpaid assessments and foreclosure. It was decided not to charge a late fee but to continue the current rate of interest of 18% on unpaid amounts. It was moved, seconded and carried that the Resolutions be adopted with the revisions and in accordance with State of Colorado laws and regulations.

Larimer County Request – Larimer County has purchased a lot within the Retreat which will not be developed nor require services from the RLA so it has requested exemption from assessment requirements. The Board decided to refer the matter to its attorney and will so notify the County.

Road Signs – Fire lane signs have been reinstalled near Miller Fork.

Potluck – February 19 or 20 was proposed for the winter potluck at the American Legion in Estes Park. Once it is reserved, notice will go out.

Meeting adjourned at 9:00pm.

Joan Van Horn
Meeting Recording Secretary

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting
December 6, 2015 @ 1:00pm
Joanne Zagorda's Residence on Miller Fork Road

Attending: Frances Cunningham, Graham Fowler, Gail Lyons, Ian McBride, Chuck Reynolds, Joanne Zagorda

Also Attending: Peg Sloan, Joan Van Horn

The meeting was called to order, the agenda was adopted, and the minutes of October 3, 2015 board meeting were approved. Correspondence was received (via letters, phone, texts and email) since the last Board meeting from the following: Polly Bennett, The McCoys, and several persons regarding bear break-ins.

REPORTS:

Treasurer's report – The financial report submitted by Hobert Office Services was reviewed. Funds (\$25,000) for a new snowplow truck were transferred from the Operating Account to Equipment Reserve. Directors' insurance coverage is going up \$400. It was agreed that Hobert should be directed to send out to all RLA members (via USPS mail) the RLA's attorney rebuttal to the email sent out by Ms. Lorenz.

Roads Report – Chuck Reynolds reported that a replacement snowplow truck is still being pursued and that the current truck needs a new ignition. Also, the two signs at the Miller Fork trailhead area will be replaced for approximately \$80.

Architectural Committee – Peg Sloan reported that the committee had met yesterday and that the two file cabinets previously kept at Dennis Bicknell's house will be moved to the Pole Barn so Board members can access them. Peg will pursue obtaining maps of the lots and property owners for the Board members and make them available to residents for a fee. The RLA has numerous rules in its covenants, bylaws and policies which may require enforcement. Peg agreed to identify those rules administered by the ACC and the Board agreed to review the 2011 RLA Handbook to identify others and will discuss at the next board meeting.

Environmental Committee – No report.

Website – No report.

Newsletter – Mandy Gordon has agreed to do the newsletter starting in January.

OLD BUSINESS:

Potluck – The Potluck is scheduled for Saturday, March 5, 2016 @ 5:30pm at the American Legion. Frances Cunningham said she would notify Denise Stookesberry to include it in this month's newsletter and to also have notice go out with the attorney letter being mailed to all residents.

New Policy and Documents on Assessment Collection – The Revised Policy for Collections will be published on the website.

NEW BUSINESS:

Hindman-Sanchez Renewal Contract – The Board reviewed options for renewal of the contract with Hindman-Sanchez and recommended the basic retainer option with the change that it include unlimited email communication (through a Board representative) instead of unlimited phone communication for \$185/month for this next year.

Meeting with Attorney – If the basic retainer option is accepted, it includes one hour meeting with the Board during the year. President Denise will check with the attorney to see if the meeting could take place on a weekend or evening before scheduling a meeting (possibly the 2/21/16 Board meeting).

Annual Meeting – The Board proposed scheduling the Annual Meeting for Saturday, July 30th @ 1:00pm at the American Legion pending availability of the Legion Hall.

Next Board Meeting – The next Board meeting is scheduled for Sunday, February 21 @ 1:00pm at Gail Lyons' residence and the attorney will be invited.

LANDOWNERS COMMENTS: None

BOARD MEMBERS COMMENTS: Received complaints about light pollution from exterior lights and barking dogs. Francie agreed to follow up with the property owners on these complaints.

Meeting adjourned at 2:55pm.

Joan Van Horn
Meeting Recording Secretary