

RETREAT LANDOWNERS ASSOCIATION, INC.
Annual Meeting – July 23, 2005
Trail Ridge Room in the Holiday Inn Hotel & Conference Center
Estes Park, Colorado

The 34th Annual Meeting of the Retreat Landowners Association, Inc. was called to order by Kent Mills.

Board member Gordon Nuttall reported on the Board of Directors meeting held earlier that morning. The three documents produced by the Good Neighbor Committee were tabled, the Good Neighbor Committee was terminated, and a new committee to be chaired by Graham Fowler was formed to bring the current RLA bylaws and policies in compliance with the newly passed Senate Bill 100.

Jim Boyd reported on the improving condition of his wife, Ardene, who suffered a severe stroke on June 6, 2005. She is currently receiving therapy at the Spalding Rehabilitation Hospital in Denver and is expected to return home within a month or so. He expressed gratitude for all the help and support his family has been receiving from friends and neighbors.

Board of Directors member Ralph Brethauer also expressed his gratitude for the help and support he has received following his heart attack.

Corresponding Secretary Jan Ricker verified that a quorum (77 owners) was present and that 50 proxies had been assigned and were represented.

Glen Haven Area Volunteer Fire Department – Fire Chief Steve Childs lauded the 14 years of service of retired Fire Chief Tom Housewright. New officers were elected and a Long Range Planning Committee was formed which identified the needs and outlined priorities for the GHAVFD. The number one priority is to increase funding to meet the needs which all revolve around firemen safety. A new firehouse is a very high priority as the existing facilities are mainly garages and lack water service, restrooms, meeting rooms, training and storage space.

42 calls were received last year and 22 have been received so far this year. 18 of those 22 calls have been medical emergencies. Larimer County issued a fire ban beginning Noon, July 22nd to remain in effect until September 19th.

Fire Chief Childs stated that the current budget to support safety equipment for the 22 volunteer firemen and to maintain the 6 vehicles is very minimal. Residents and visitors have expectations when they dial 911 in an emergency and the GHAVFD strives to meet those expectations but current funding does not allow for adequate outfitting of firemen with the proper safety equipment nor does it allow for updating or improving vehicles. Health and fire safety are important priorities and additional funding is needed to meet basic needs.

REPORTS:

All Committee reports were included in the Annual Meeting Informational Packet.

Environmental Committee - The Environmental Committee report should have the last paragraph deleted regarding grant application for noxious weed mitigation.

Roads Committee - It was re-emphasized that this year's plan for resurfacing will be finished next year. Funds from the sale of the old road grader will be used for resurfacing.

Senate Bill 100 – Colorado Senate Bill 100 recently passed which affects homeowners' bylaws, policies and procedures. The Board authorized \$1,000 to have the RLA bylaws and related documents reviewed by legal counsel and to have changes proposed that would bring all documents into compliance with the new bill. All changes will be voted upon by the membership.

Nominating Committee – The Nominating Committee submitted the following nominations for two positions on the Board of Directors (the terms of Jim Broomfield and Gordon Nuttall expire): Steve Anderson, David Musick, Rob Squire. Each candidate spoke briefly. There being no further nominations from the floor, the nominations were declared closed.

Bylaws Revisions and GHAVFD Assessment – Two revisions to the bylaws were presented in writing along with a motion regarding the amount collected for the Glen Haven Area Volunteer Fire Department.

Joanne Persichetti moved that the motion to increase the amount donated to the GHAVFD to \$100 be amended to be for one year only instead of the three years proposed. The motion was seconded. After considerable discussion, the "call for question" was motioned and passed, and the motion to change the increase to one year only was defeated.

A member questioned the word "contribution" and requested a clarification of what the funding passed onto the GHAVFD is legally termed. Based upon an impromptu legal opinion, Marvin Gee then moved that the proposed written motion be amended as follows: Each member is obligated to pay a special assessment of \$100 to the Glen Haven Area Volunteer Fire Department along with the RLA annual assessment due in 2006, 2007, and 2008. [The words "special assessment" were substituted for the word "contribution"] The motion was seconded and passed.

Ballots for election of the Board of Directors, revisions to the bylaws, and the special assessment for the GHAVFD were distributed and volunteers tallied the votes during the recess.

Meeting reconvened with the following voting results:

Elected to the Board of Directors were **Steve Anderson** and **David Musick**.

Proposed Bylaw Revision #1: ARTICLE XII. ASSESSMENTS Section 1. Annual Assessments. Each Member is obligated to pay annual assessments to the Association of an amount set yearly by the Board of Directors, but not in excess of \$400.00. **Defeated**

Proposed Bylaw Revision #2: ARTICLE VII. POWERS AND DUTIES OF THE BOARD OF DIRECTORS Section 1. Add: (g) grant variance(s) to the covenants **Passed**

Motion #1: Each member is obligated to pay a special assessment to the Glen Haven Area Volunteer Fire Department along with the RLA annual assessment due in 2006, 2007, and 2008. **Passed**

Fire Mitigation – Volunteers are needed to help coordinate and assist property owners in cleaning up slash and other fire prone materials. The RLA has a trailer that can be used to haul

slash to the chipping site. Check the RLA website (<http://Retreat.mesanetworks.net>) for the list of volunteer opportunities.

Landowners Comments – It was suggested that a Parliamentarian be hired for future annual meetings. Parliamentarians have been present at past meetings but it was decided not to hire one this year in order to reduce expenses.

Landowners are reminded that feeding wildlife is illegal and very harmful to wild animals.

The Glen Haven Historical Society welcomes all who are interested to join. It generally meets the third Tuesday of every month and has very interesting programs. Membership cost is \$10/year.

Many comments of appreciation were voiced for the fine jobs Gordon Nuttall and Jim Broomfield did as Board members.

Tapes and DVDs about the Retreat are available. Sign up for a copy or check it out on the website.

The hike to Triangle Mountain on July 24th was cancelled.

There being no further business, the meeting adjourned.

Joan Van Horn
Annual Meeting Recording Secretary