

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting
January 22, 2017 @ 1:00 pm
Cunningham Residence on Copper Hill Road

Attending: Denise Stookesberry (via phone), Frances Cunningham, Graham Fowler, Loretta Martens, Ian McBride, Joanne Zagorda

Also Attending: Chuck Reynolds, Peggy and Vernon Burch, Harry Love, Joan Van Horn

The meeting was called to order by Graham Fowler, the agenda was adopted as presented, and the minutes of the September 11, 2016 board meeting were approved. Correspondence was received (via letters, phone, texts, and email) since the last Board meeting from the following: Zier, McCoy, and K. Leer.

REPORTS:

Treasurer's report – Joanne Zagorda presented the Profit and Loss statement through January 18. Several delinquent assessments were paid which will provide more funding for proposed road projects.

Roads report – Chuck Reynolds presented a written report which stated that restoration work will begin after Memorial Day when US Highway 34 reopens. Work on Streamside Drive was completed last fiscal year, but most of the expenses were paid in this fiscal year. A request was received from a property owner for the RLA to provide some road maintenance on the portion of Streamside Drive outside the RLA boundary along with an offer to pay for it. The RLA has an easement for this section, and its residents would benefit from maintenance. Chuck agreed to research this request further and update the Board at its next meeting.

Numerous newspaper boxes still line RLA roads that may be deserted. Graham Fowler agreed to check with newspapers to see if they are being used to deliver subscriptions to RLA residents. Also, a section of guardrail needs installing on the Dunraven Glade Road bridge, which is a county responsibility. Chuck will follow up on this. Installing the new RLA sign is scheduled for the spring and the actual installment requirements researched further.

Architectural Committee report – A written report was received from Peg Sloan stating that approvals were given to Greg Bunton for a deck addition and to Ron and Donna Hubbard for a garage roof extension. The report also listed seven recent sales in the Retreat.

Environmental report – Peggy Burch submitted information on a Colorado State Forest Service seedling tree program and workshop which will be posted on the website and in the newsletter. She commented that the high winds and dry fall may adversely impact trees this coming year. She presented a fire-wise plan produced by Colorado State University and a link to the website. The Board suggested that the Annual Meeting include a program on wildfire safety and defensive planning. The GHAVFD will provide an analysis of local properties with regard to wildfire hazards and defensive planning, if requested.

Website – No report.

OLD BUSINESS:

Financial Review – Graham Fowler and Loretta Martens conducted a financial review of the RLA books maintained by Hobert's Office Services. They found the books to be in excellent condition and thorough. They observed that tracking the GHAVFD portion of the assessment payments is difficult when it can be paid via both RLA assessments or directly to the GHAVFD.

Property Management – Joanne Zagorda has begun researching possible HOA management companies to take over administrative duties should Hobert's retire at a future time. She obtained one proposal from a state-licensed outfit, but several more companies should be receiving their licenses when the state catches up with its licensing backlog, which will then provide more choices.

HAM Radio Tower in Retreat – Loretta Martens reported that a tower is not needed but instead a crossband repeater, which John and Mary Nolan have agreed to install on their property. Loretta has applied to the Estes Valley Sunrise Rotary Club for a grant of \$665 to complete this project. There are 11 ham radio operators in this area.

Winter Potluck – Is scheduled for February 11, 2017 at 5:30 pm at the American Legion in Estes Park. A cash bar will be available.

LANDOWNERS/BOARD COMMENTS:

- A suggestion was received that the RLA and GHA share their newsletters with each other's residents via email.
- The GHAVFD Auxiliary is looking for more members from the Retreat.

Next meeting is Sunday, April 23 @ 1:00 pm at the Martens' home.

The meeting adjourned to enter into Executive Session.

Joan Van Horn
Meeting Recording Secretary