

**RETREAT LANDOWNERS ASSOCIATION**  
**Board of Directors Meeting – February 2, 2014 @ 10:00am**  
**Cunningham Residence – Copper Hill Road**

Attending: Peg Sloan, Frances Cunningham, Linda Lambert, Chuck Reynolds  
Also Attending: Rich Gilmore, Amanda Gordon, Sandy Reynolds

The meeting was called to order at 11:05 (when a quorum was present), the agenda was adopted, and the minutes of the December 15, 2013 meeting were approved.

**REPORTS:**

**Treasurer's report** – Written financial reports were submitted by Hobert Office Services for January 31, 2014 which showed a checking account balance of \$2,572.14 and money market balance of \$43,038.72. Forty-nine assessments of varying amounts are outstanding. Some discrepancies were found on page 2 of the report which Peg will clarify with Hoberts and report back to the Board.

**Roads report** – Chuck Reynolds reported that Black Creek Road and Streamside Drive have been rebuilt by Connell Construction with Larimer County funding. Miller Fork Road at the stream crossing needs further repair and culvert replacement which is estimated to cost approximately \$10,000 using local labor and road material. The current road crossing is narrower and drivers should be cautious. The dry hydrant will also have to be rebuilt. It was moved, seconded and carried that the Miller Fork Road restoration be approved provided it not exceed \$10,000. The project is planned for late spring.

**Architectural Control Committee** – New members have been added to the committee.

**Environmental Committee** – no report.

**Website** – No report.

**Nominating** – Four positions on the Board may be available this next year.

**OLD BUSINESS:**

**Newsletter** – Volunteers are welcome to help with the newsletter.

**GHAVFD** – The Fire Department received three grants from the Northern Colorado Foundation/Bohemian Fund towards road repair, a generator, and fire truck. The new building is close to being paid off.

**Water Commission/Permit** – The report on the RLA's wells and water shares was updated with the State Water Commission.

**NEW BUSINESS:**

**Dumpster** – The private dumpster at the intersection of Streamside and Black Creek was used for flood debris removal by the RLA and the Board agreed that the RLA should be responsible for paying for one pick-up load.

**Barn Lock** – It was moved, seconded and carried that new locks and/or keys be installed on the barn for security reasons. Keys or combination will be available to the Road Chairman, Rich Gilmore, and the RLA President or his/her designee.

**Assessment Notices** – It was agreed that future assessment invoices should note that the GHAVFD portion may be paid directly to the GHAVFD to ensure tax exempt status of the donation.

**Winter Potluck** – The potluck is scheduled for February 8<sup>th</sup> from 5pm-8pm at the American Legion in Estes Park. Fundraising items will be sold and banners of appreciation will be available for members to sign.

**Road Closure Sign** – Rich Gilmore reported that the “Road Closed” sign that was posted at the intersection of Black Creek Road and Streamside Drive is missing. Anyone having knowledge of the sign’s whereabouts, please contact Rich.

**LANDOWNERS’ COMMENTS:**

It was clarified that road maintenance this year will not include adding recycled asphalt to roads.

Meeting adjourned at 11:40am.

Joan Van Horn  
Meeting Recording Secretary

Note: Miscellaneous Expense on Income and Expense Statement was clarified and \$767.50 was moved to legal expenses.

**RETREAT LANDOWNERS ASSOCIATION**  
**Board of Directors Meeting – June 14, 2014 @ 10:00am**  
**Sloan Residence – Miller Fork Road**

Attending: Peg Sloan, Frances Cunningham, Linda Lambert, Kent Mills, Chuck Reynolds, Cody Sanders

Also Attending: Duke Sumonia, Bob Clarke

The meeting was called to order, the agenda was adopted with additions, and the minutes of the February 4, 2014 meeting were approved.

Email and written correspondence included:

Duke Sumonia – Feb. 3 & 4, 2014 map; Feb. 21 minutes; April 16, 17, 18 Budget Meeting; May 14, 24 financials

Amanda Gordon – March 20 & April 7, 2014 Hydroseeding ; June 11 & 17 Annual Meeting;

Dick Lightner – April 1, 2014 Dues.

**RLA ENTRANCE SIGN** – Bob Clarke presented designs for a new entrance sign at the Dunraven Glade/County Road 43 junction to replace the former sign damaged by the flood. The board unanimously approved the design/materials and Bob Clarke will determine the final size based on the design chosen.

**REPORTS:**

**Treasurer's report** – Written financial reports were submitted by Hobert Office Services for June 12, 2014 which showed a checking account balance of \$2,102.40 and money market balance of \$43,045.98. Forty-five assessments of varying amounts are outstanding and road maintenance expenditures are higher but legal fees are less.

**Roads report** – Chuck Reynolds reported that the heavy rains during Memorial Day weekend challenged two culverts on Black Creek Drive. He and Rich reviewed road work that needs to be done to bring roads to the pre-flood conditions as follows:

Replace culvert on upper Black Creek north of Copper Hill junction . . . \$2150

Replace culvert on Copper Hill south of Fisherman's Lane . . . . . \$5400

Add road base on Streamside near first culvert to reduce mud . . . . . \$1085

It was moved, seconded and carried that this road work be completed at an estimated cost of \$8635.

Future recommended road work includes adding recycled asphalt on one mile of Streamside Road from County Road 43 to above the junction at Black Creek at an estimated cost of \$28,304, and adding recycled asphalt on 0.5 mile along Black Creek at an estimated cost of \$14,152.

**Litigation report** – On May 9<sup>th</sup> Ms. Lorenz filed an appeal against three of Judge Brinegar's Orders. No response has been received from the Appellate court yet.

**Environmental report** – Peggy Burch's report discussed the various types of weeds abundant this spring. Trees are showing signs of being healthier. Further details can be obtained from her report on the RLA website.

**Architectural report** – An application has been received for a detached garage on Lot 2, Filing 5 which has been approved.

**RLA Website** – Marsha of Hobert Office Services is maintaining the RLA website.

**Nominating** – Graham Fowler has agreed to run. Four board positions will be available.

#### **OLD BUSINESS:**

**Policy/Covenants/Bylaws Changes** – It was moved, seconded and carried that the changes in the Policies previously approved and the Collection Policy be officially approved at this Board meeting. It was also moved, seconded and carried that the Member Submission of Covenants and Bylaws Amendments Policy be approved.

**Dry Hydrant** – The dry hydrant at the Miller Fork crossing is still damaged and under water. It will be pulled out for repair and may have to be relocated.

**Emergency Operations** – Linda Lambert reported that the Glen Haven Area Volunteer Fire Department has distributed pertinent and thorough information for individuals handling emergencies. Also, communications and modes of operation need to be established for emergency situations in which a majority of RLA board votes cannot be obtained and actions need to be taken. It was decided to ask for volunteers at the annual meeting to form a committee to pursue this. Also, Larimer County may be making some changes that may be relevant.

**Pole Barn** – New keys have made for the pole barn and will be appropriately distributed.

#### **NEW BUSINESS:**

**Annual Meeting Packet** – The Board reviewed and revised the agenda for the annual meeting scheduled for July 19<sup>th</sup>. The annual assessment invoice will be included in the packet this year.

**Wine and Cheese Celebration** – This year's party will be a celebration of the RLA's recovery from the flood and will be held at the Pole Barn on July 18, 2014, 5:30-7:30pm.

**EVLТ Reseeding Program** – The Estes Valley Land Trust has received a grant for reseeding areas eroded by the flood and is making this program available to individual property owners.

**RLA Flood Expenses** – To date, the RLA has expended approximately \$3800 towards flood relief and repair.

#### **LANDOWNERS' COMMENTS:**

Duke Sumonia submitted written comments dated June 14, 2014 which are attached to these minutes. These comments were submitted at the end of the meeting during Landowners Comments.

Meeting adjourned.

Joan Van Horn, Meeting Recording Secretary

June 14, 2014 RLA Board Meeting

Subject: Landowner Comments submitted in writing for the minutes.

I submit my written comments to be included in the minutes as required by the Policy on Meeting Minutes.

They include only two issues for which I believe the board has violated the governing documents by refusing to answer queries submitted by a member who has a right by these documents for the information requested.

By refusing to provide the information requested puts the board members in jeopardy of "...not be qualified to serve on the board" as stated in Art. II, Sec. 1(e) of the RLA bylaws.

My queries concerned,

1. Request for Financial Reports.
2. How many land parcels comprise Bulwark Ridge and how many members own these Parcels?

A new request now submitted is - has or will the board file liens or take legal actions against those RLA members who are delinquent in payment of past RLA assessments and how many members are now delinquent?

Respectfully submitted,

A handwritten signature in cursive script that reads "Duke Sumonia". The signature is written in dark ink and is positioned to the right of the typed name.

Duke Sumonia

**RETREAT LANDOWNERS ASSOCIATION**  
**Board of Directors Meeting – September 28, 2014 @ 10:00am**  
**Cunningham Residence – Copper Mountain Road**

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

Also Attending: Rich Gilmore, Frances Cunningham, David Stookesberry, Duke Sumonia,

The meeting was called to order and the agenda was adopted with additions. It was requested that any new written correspondence be submitted presently and not further into the meeting (none submitted). The minutes of the June 14, 2014 meeting were approved with Graham Fowler abstaining.

Email and written correspondence since the last board meeting were received from:

Duke Sumonia – June 21 & 27; July 31, August 20, September 7, 17 & 19

Amanda Gordon – June 17 & 27; July 18 & 24

Tonya Russell – June 18; Becky Lorenz; Mike Harris – 7/5; Arlene Spahn – 8/04; Birch; Tom and Susie Kaszynski; Dick Lightner; Dave Stookesberry; Marv Gee; Joel Alexander; Joe Lavaux; Chris and Linda Wallen

**REPORTS:**

**Treasurer's report** – Treasurer Cody Sanders submitted written financial reports prepared by Hobert Office Services through September 25, 2014 which showed a checking account balance of \$34,197.51 and money market balance of \$43,051.10. Sixty-nine assessments of varying amounts are outstanding and four properties have sold since June 12<sup>th</sup>. The financial report for the fiscal year ending July 31, 2014 was also presented.

**Roads report** – Chuck Reynolds reported on road maintenance activities since the last board meeting and the completion of the installation of the new dry hydrant at the Miller Fork crossing. He recommended that the two smaller, plugged culverts midway on Black Creek Drive be replaced with a single larger and longer culvert at an estimated total cost of \$2100.00. It was moved, seconded and carried that this project be completed. Chuck also discussed planned maintenance projects on Bulwark Ridge Drive and Streamside Drive. It was decided to table the replacement of 0.2 miles of recycled asphalt washed away by the flood on Streamside Drive until a board meeting closer to springtime 2015. Recommended future work and equipment replacement were also reviewed.

**Architectural Committee** – It is highly recommended that homeowners recheck their roofs for any hail damage caused by the July storm. Many roofs in the RLA were damaged.

**Environmental** – No updates since the annual meeting.

**Website** – Ian McBride offered to host the RLA website at no cost to the RLA and so it was moved, seconded and carried to have Ian McBride handle the internet

hosting. Ian will also research the possibility of assessments being paid through the website.

**Entertainment** – Locating the winter potluck at the firehouse was suggested. President Peg Sloan will contact Mary Nolan, who is on the fire board, to see if that is a possibility.

#### **OLD BUSINESS:**

**Newsletter** – Denise Stookesberry volunteered to be the editor of the next newsletter.

**GHAVFD** – The new firehouse is completed and paid in full.

**Flood Expenses** – Some flood damaged road repair work is still being completed. Total expenses resulting from the flood have not yet been calculated but with the grants received and work completed by the County, the majority of the expenses have been covered by these.

**Pole Barn Keys** – It was suggested that a combination key lock box be installed at the pole barn so that authorized persons who know the combination will be able to access the key inside. Peg Sloan agreed to research this alternative.

**Emergency Operations** – External and internal communication became crucial during and after the flood and it was suggested that ham radio network or walkie-talkies might prove beneficial in future emergency situations. Graham Fowler agreed to research alternatives for communication.

#### **NEW BUSINESS:**

**Miller Fork Trailhead** - The beginning of the Miller Fork trail was widened by the flood and appears more like a road now. It was recommended that it be somewhat blocked to discourage vehicles on the trail or that a sign be installed.

**County Road 43 Reconstruction** – A meeting is scheduled for September 30, 2014 @ 6:00pm at the Estes Park Municipal Building to inform the public of the upcoming reconstruction of County Road 43.

**Weeds** – A property owner had suggested that residents spray for cheatgrass. This matter has been referred to the Environmental Committee.

#### **LANDOWNERS COMMENTS:**

Duke Sumonia asked several questions about the filing of liens, financial reports, flood expense reports, etc.

Meeting adjourned at 11:55 am.

Joan Van Horn  
Meeting Recording Secretary

**RETREAT LANDOWNERS ASSOCIATION**  
**Board of Directors Meeting – December 14, 2014 @ 10:00am**  
**Reynolds Residence – Fisherman's Lane**

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

Also Attending: Rich Gilmore, Frances Cunningham, Peggy and Vernon Burch

The meeting was called to order, the agenda was adopted as amended, and the minutes of the September 28, 2014 meeting were approved. It was requested that any new written correspondence be submitted presently and not further into the meeting (none submitted).

Email and written correspondence since the last board meeting were received from Duke Sumonia and from Alan Podolski who submitted his resignation from the RLA Board.

**REPORTS:**

**Treasurer's report** – Treasurer Cody Sanders reviewed the written financial reports prepared by Hobert Office Services through December 10, 2014 which showed a checking account balance of \$8,080.40 and money market balance of \$73,055.44. Sixty assessments of varying amounts are outstanding and five properties have sold since September 25<sup>th</sup>.

**Roads report** – Chuck Reynolds submitted a written report on recent and proposed road maintenance activities. A new culvert was installed on Black Creek Drive, road base was added on Bulwark Ridge Drive, the area adjacent to the Miller Fork dry hydrant was repaired and the small reservoir of water there will be deepened. He will obtain a cost estimate to reduce ditch drainage and erosion control along Fishermans Lane and possibly installing a new culvert on the upper portion of the road. The turn-around radius on the Saddle Court cul-de-sac will be improved, the ditch on the uphill side of Gladeview Court will be graded, and the garage doors at the Pole Barn will be adjusted and re-tensioned.

A newer snowplow truck will be needed for next winter and a notice will be put out to RLA members that the Board is interested in possibly purchasing a used pickup that would meet the specifications for snowplowing the RLA roads.

The Board agreed to purchase and install a "Slow-Children at Play" and 20mph sign(s) on Streamside Drive at the RLA entrance.

Rich Gilmore presented the Board with an inventory spreadsheet with pictures of all inventory stored in the Pole Barn. It was suggested that it be scanned and digitally stored.

**Architectural Committee** – John Nolan agreed to serve as Co-Chairman of this Committee (replacing Dennis Bicknell who has resigned). Another person is needed to serve as the other Co-Chairman.



**Environmental** – Peggy Burch stated that the unusual fall temperatures and lack of moisture may have many long term effects on the environment.

**Website** – Ian McBride will be focusing on revising the RLA website in January 2015 and will add the ability for members to post articles/information on the site.

**Entertainment** – The winter potluck is scheduled for Sunday, January 25, 2015, 5:00pm – 8:00pm at the American Legion in Estes Park. There will be a cash bar.

**Newsletter** – Denise Stookesberry volunteered to check into doing all of the work for the newsletter which would save the Association money.

**Litigation** – The Lorenz vs. Retreat Answer Brief was filed December 5, 2014.

**Assessment** – John Howard owns non-accessible property that is neither contiguous to the Retreat nor included in the Bulwark Ridge merger. It was moved, seconded and carried (with one abstention) that the Board authorizes the President to issue a document releasing Mr. Howard from all responsibility of paying RLA assessments.

#### **OLD BUSINESS:**

**Insurance** – RLA insurance has been renewed.

**Emergency Operation** – Graham Fowler researched Ham Radio as a means of emergency notification for the RLA and found it not to be a practical means for the Retreat. The phone tree system has not been effective in the past. Neighborhood communication seems most effective and the Board encourages all landowners to register with LETA to receive reverse 911 calls for Retreat area emergencies.

#### **NEW BUSINESS:**

**CR 43 Updates** – Updates on County Road 43 construction will continue to be posted on the RLA website.

**Annual Meeting** – The Annual Meeting will be held in the Pole Barn. The actual date will be decided later.

Next Board meeting is scheduled for Sunday, March 22<sup>nd</sup> @ 10:00am at Denise Stookesberry's residence.

Meeting adjourned.

Joan Van Horn  
Meeting Recording Secretary