

**RETREAT LANDOWNERS ASSOCIATION, INC.**  
**Annual Meeting – July 29, 2006 – 1:00pm**  
**Trail Ridge Room in the Holiday Inn Hotel & Conference Center**  
**Estes Park, Colorado**

The 35<sup>th</sup> Annual Meeting of the Retreat Landowners Association, Inc. was called to order by President Graham Fowler. Board of Directors attending: Ralph Brethauer, Ann Martin, Kent Mills, Rob Squire.

A moment of silence was observed in honor of those lost in the Big Thompson Flood which occurred 30 years ago on July 31, 1976.

President Fowler introduced the Board of Directors and the Committee Chairpersons. Members of the Association in attendance introduced themselves.

Corresponding Secretary Jan Ricker verified that a quorum (62 owners) was present and that proxies had been assigned and were represented.

**REPORTS:**

All Committee reports were included in the Annual Meeting Informational Packet. The following had additional information:

**Treasurer** – RLA member Bill Widmaier has conducted a financial review of the RLA 2005-06 books.

**Environmental Committee** – An informational display has been set up for the annual meeting about the mountain pine beetle. Also, Sue Pinkham will conduct fire mitigation evaluations of individual properties if requested.

**Website** – The website address has been changed to: [www.rla-gh.com](http://www.rla-gh.com) (stands for Retreat Landowners Association – Glen Haven). An updated DVD of the history of the area is now available.

**Volunteer Opportunities** – Numerous positions/jobs are available for volunteers who wish to contribute further to their community such as road work, taking minutes of meetings, slash cleanup organizing, hospitality, weed control, etc. Contact Gordon Nuttall if interested in volunteering.

**Local Groups** – Several small local groups have been formed to share similar interests. Contact Ardene Boyd if interested in scrapbooking and Nancy Dunavan if interested in sewing, knitting, and quilting for meeting times.

**Glen Haven Area Volunteer Fire Department** – Fire Chief Steve Childs reported on the past year's activities which include 24 calls so far for 2006. A FEMA grant of \$88,000 was received to replace extremely outdated personal safety gear for the firefighters. Other grants are being pursued to help obtain new equipment. Currently 24 volunteers are serving on the fire department and 6 graduated from EMT training in May 2006.

Steve also discussed Larimer County's plan to re-designate Glen Haven to Drake. He stated that the letter sent out by the County had incorrect information and he encouraged other local

residents to get involved in opposing the change. Current information will be posted on the RLA website ([www.rla-gh.com](http://www.rla-gh.com)).

GHAVFD Board President Mike Keefe discussed the needs and problems along with possible solutions for the Fire Department. The level of service is a community decision as well as the means by which to attain that level of service.

**Nominating Committee** – The Nominating Committee submitted the following nominations for three positions on the Board of Directors: Richard Boggs, Mark Lee, Graham Fowler. Each candidate spoke briefly. There being no further nominations from the floor, the nominations were declared closed.

**Bylaws Revisions** – A proposal for initiating fines to add strength to the SB 100 Enforcement Policy and Procedures was opened up for discussion with a recommendation of approval from the Board of Directors. Several members spoke in opposition to the fines stating that such harsh measures are not necessary as the Board has adequate power to enforce policies. Other members contended that the fines are necessary to obtain remedial action from violators.

Ballots for the election of the Board of Directors and the proposal to include 6 (a) and 6 (b), fines, in SB100 document Notice and Hearing and Enforcement Policy and Procedures, were distributed and volunteers tallied the votes during the recess.

Meeting reconvened with the following voting results:

Elected to Board of Directors: Richard Boggs, Mark Lee, Graham Fowler

Fines proposal: 58 Yes 28 No

It was suggested that at the next Board of Directors meeting a committee be established to enforce the fines/sanctions. Also suggested was that Board of Directors' direct enforcement be tried first before creating a committee.

**Slash Removal and Fire Mitigation** – The RLA has a pickup truck that might be used to haul slash. The Board of Directors will research the legal and liability issues regarding such use. The trailer can be used but must stay on RLA roads only as it is not currently licensed.

**New Business** – The issue of re-designating Glen Haven to Drake will be followed up with the RLA President calling Tom Garton who sent out the letter on behalf of Larimer County.

**Landowners Comments** – Residents are encouraged to make an effort to get to know their immediate neighbors. This increases property safety and emergency response.

Many owners have purchased property in the Retreat because of its strict covenants.

A community potluck is tentatively scheduled for October.

The Glen Haven Historical Society is conducting a trivia game (answers to have been submitted by August 12<sup>th</sup>).

Meeting adjourned.

Joan Van Horn, Meeting Recording Secretary