

Retreat Landowners Assoc. Board Meeting Minutes

November 3, 2019, 9:00am – K. Mills Residence

Board Members Present: Kent Mills, Heather Gooch, Rachel Balduzzi, Ron Spurlin, Dave Stookesberry
Others Present: Mandy Gordon, George Brelig

Resident Email:

Q. Goodwin reported finding a tree partially cut down on his property which was a potential hazard to hikers.

Treasurer's Report:

Thirty four landowners have not paid assessments yet. Letters will be sent shortly as a reminder.

Currently, there are liens filed against 3 landowners who have not paid past year's assessments.

Awaiting resolution of a possible IRS tax penalty. Taxes were prepared, but due to a miscommunication, not filed on time.

Roads Report:

The year's goal for laying recycled asphalt was completed.

The backhoe has a blown hydraulic hose requiring repair before use.

The grader has an electrical issue preventing use of front wheel drive (needed for our steep roads).

Due to difficulties with finding parts and keeping the grader in repair, several options are being investigated for maintaining our good roads (and property values).

ACC Report:

Plans for two new homes, a fence, and a garage have been approved.

Recommend that landowners use NextDoor to search for contractors (Board cannot recommend individual contractors).

Environmental:

The site has been prepared for the new water reservoir on Copper Hill and the tank should be in place within the next week or so.

The purchase of a storage shed for RLA files and materials currently stored in the pole barn and member's homes was discussed and go ahead given.

Old Business:

Currently, 104 landowners have not voted on the Short Term Rental amendment from June 2019. A list of those who haven't voted will be contacted and urged to vote so that there is a resolution of the amendment proposal.

New Business:

Our insurance policy was updated to cover current equipment operators.

Insurance quotes are being solicited before the the current policies expire at the end of the year.

The newspaper boxes that haven't been used in quite a while and have become an eyesore will be removed.

Motions Approved (from Aug 19, 2019 Executive Meeting):

- 1) 18% annual interest on late assessments.
- 2) Continue retainer with Altitude Community Law P.C.

Meeting adjourned at 10:45am

Next Retreat Board meeting is scheduled for 6:00 pm, February 3, 2020 at Heather Gooch's residence.