

# RETREAT LANDOWNERS' ASSOCIATION

## Board of Directors Meeting

February 28, 2016 @ 1:00 PM

Gail & Harley Lyons' Cabin at 275 Streamside Drive

Attending: Denise Stookesberry, Chair, Frances Cunningham, Graham Fowler, Gail Lyons, Ian McBride, Chuck Reynolds, Joanne Zagorda

Also attending for General Meeting: Peg Sloan, Harley Lyons

From 1:06 to 1:52, the Board met in executive session to discuss the Lorenz law suit with the RLA attorney, Debra Oppenheimer of Hindman-Sanchez.

The general meeting was called to order at 1:52 PM, the agenda was adopted, and the minutes of the December 6, 2015 board meeting were approved. Correspondence was received (via letters, phone, text and email) since the last Board meeting from Rebecca Lorenz (537 Dunraven Glade Road) re: ongoing lawsuit; Susan Yarrington (not a member, lives on lower Streamside) (re: two pot holes which have since been filled); Star Gilmore (2490 Miller Fork) re: Road & Trail Use Conflict Resolution Group report; and Joanne Perischetti (1317 Dunraven Glade Road) re: mushy area on Dunraven which is due to springs; this has been forwarded to the Larimer County for repair.

## REPORTS

**Treasurer's Report-** The Aug 1 2015-Feb 28 2016 financial report submitted by Hobert Office Services was reviewed. A) The cost of the new snow plow truck, plow blade, & wheels was discussed; see **Roads Report** for details. B) There was a discussion of RLA members who had not paid their 2015 and earlier dues. Based on an earlier letter to delinquents, 10 RLA members have now paid in full. C) Since the December Board meeting, one Retreat property has been sold: 443 Miller Fork which had been owned by Arthur & Shirley Turpin; they have moved to Estes Park. D) The format of the financial report will be revised.

**Roads Report-** A) A 2005 Chevy Silverado 2500 has been purchased along with new studded snow tires & rims and a new Meyers plow blade. A 4WD repair

has been made. Cost for everything was about \$22,560; a big *Thank You* to those who made donations. As soon as the new truck has been used and is found satisfactory, the 1992 GMC truck will be sold. B) Recycled asphalt base will be applied to lower Streamside (0.4 miles up from Retreat entrance sign); this will coordinate with paving of CR43 sometime this spring. C) Kitchen Construction will use two loads of native road base to build up lower Streamside Drive near the Retreat entrance to eliminate low spots where muddy potholes are a problem. Various minor eroded spots on other Retreat roads will be repaired with road base over the summer. D) The mirror on Copper Hill Road will be replaced.

**Architectural Control-** A) Two file cabinets containing records of Retreat sales, specified plans including plot plans have been moved to the Pole Barn from the Nolan's house. B) Because the Retreat has recently been given valuable historical records by Jewel Sumonia (Mrs. Duke Sumonia), the Board needs additional sturdy, vertical four-drawer file cabinets; please contact Peg Sloan (970-586-9707) or Denise Stookesberry (970-586-0130) if you have any to donate. C) Propane tank "fencing" was discussed; the GHVFP, based on recent training, will make policy recommendations to the Board. D) Rich Gilmore (2490 Miller Fork) is now able to proceed on his garage which was approved in 2013. E) Cody Sanders (73 Wild Elk Court) has begun initial work on his approved deck.

## Old Business

**Road & Trail Use Conflict Resolution Group** has made several recommendations to clarify public /private road access to Forest Service Land and the Miller Fork Trail (which is from the Dunraven Trailhead located at the end of Dunraven Road). These clarifications were made the Retreat policy Road Use Policy. These revisions will be available to read on the Retreat website for 30 days before the Board can approve the changes. They will also be in the newsletter. Many thanks to this volunteer Resolution Group which was headed by Star Gilmore.

**Pot Luck** will be held on Saturday, March 5<sup>th</sup> at the Estes Park American Legion Hall at 5:30 PM. Please bring a dish to share. There will be a cash bar plus "free" water and ice tea.

**Litigation Committee** has been dissolved and all current and future litigation will be managed by the Board.

**Wine & cheese** will be at the Pole Barn on July 29<sup>th</sup>.

**Annual Meeting** will be held at the American Legion Hall on July 30<sup>th</sup>.

## **New Business**

**IRS** A letter has been received notifying the RLA of a penalty for non-payment of taxes during 2013-2014. Anita Meis has filed a petition with the IRS on behalf of the Retreat to revoke the penalty since this was during the flood and is a specific disaster provision. If the IRS approves, there will be no tax owed since the Retreat is a not-for-profit organization.

**Audit** The Board will look into setting up an independent audit for the Retreat finances at the next meeting.

**RLA Dues** Some on the Board would like the current policy of landowners who have more than one lot pay only one assessment changed to having landowners pay assessments for each lot owned. This will be researched and discussed at the next meeting to see if it is to be brought to the membership for vote at the Annual Meeting on July 30<sup>th</sup>.

**Next Board Meeting** will be June 5<sup>th</sup> at 2 PM at Denise Stookesberry's, 491 Copper Hill.

**Adjournment:** 3:55 PM

Gail G. Lyons

Substitute Meeting Recording Secretary