

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting
August 26, 2018 @ 9:00am
Balduzzi Residence on Dunraven Glade Road

Attending: Graham Fowler, Rachael Balduzzi, Kristen Berg, Heather Gooch, Loretta Martens, Kent Mills, David Stookesberry,

Also Attending: Chuck Reynolds, Brian Martens, Joan Van Horn

The meeting was called to order, the agenda was adopted as presented, and the minutes of the June 18, 2018 board meeting were approved. Correspondence was received (via letters, phone, texts and email) since the last Board meeting from someone receiving a red flyer for parking at the Miller Fork trailhead, property owner concerning assessment payment, and an inquiry regarding covenant restrictions for raising chickens.

Election of Officers for 2018-19: The following were elected to office:

President – Graham Fowler
Treasurer – Heather Gooch

Vice President – Loretta Martens
Secretary – Dave Stookesberry

Landowner/Board Member Comments: None

REPORTS:

Treasurer's report – A balance sheet for August 1-24, 2018 was presented. A large delinquent assessment was finally paid and the Board unanimously voted that half of the amount go for road maintenance and the other half put in equipment reserve. It was moved, seconded, and carried that the contract with the RLA attorneys be renewed at \$195/month retainer. Loretta Martens and Heather Gooch agreed to conduct this past fiscal year's audit.

Roads report – Heavy rains caused considerable erosion on the roads this summer. Chuck Reynolds presented the road budget for the next two years which will be posted on the website. Lonnie of Van Horn Engineering has not yet spoken with Ed Phillips regarding the survey results for a section of Streamside and there has been no response from the property owners of the proposed culvert so this project is temporarily on hold.

Architectural Committee report – No report. Joanne Zagorda agreed to serve on this committee.

Environmental report – No report. Mandy Gordon has volunteered to chair this committee.

OLD BUSINESS:

Phillips Property/Streamside ROW – Graham agreed to remind Lonnie of Van Horn Engineering to speak with Ed Phillips regarding the survey results.

Vacation Rentals – Brian and Loretta Martens attended a Larimer County sponsored forum on vacation rentals. Many communities are restricting vacation rentals like Estes Park. Estes Park limits the number of permits issued and now has a waiting list. Vacation rentals are expanding rapidly in northern Colorado as many property owners desire the investment income and those purchasing for future retirement can meet mortgage payments through short-term rentals. RLA residents are concerned with the safety issues of vacation rentals such as wildlife endangerment, potential fires, excessive road use, parties and noise, etc. Larimer County issues permits to such rentals but allows smaller communities to restrict vacation rentals further. Current RLA documents will require amendments to restrict or prohibit short-term rentals. Dave Stookesberry will forward

the attorney's letter regarding such amendments to the Board for its review. There is a vacation rental currently in the Retreat that does not have a permit from Larimer County. It was moved, seconded and carried that a letter be issued to the property owner requesting they obtain the required permit and if action is not taken, that an official complaint be filed with Larimer County. It was also decided to register with Larimer County so the RLA Board will be notified of any vacation rental applications submitted to Larimer County.

NEW BUSINESS:

Heather Gooch agreed to chair the Nominating Committee for this year.

Meeting adjourned.

Joan Van Horn
Meeting Recording Secretary