**RETREAT LANDOWNERS ASSOCIATION**

**Board of Directors Meeting**

**January 13, 2019 @ 9:00am**

**Berg Residence on Solitude Court**

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

Also Attending: Mandy Gordon, Chuck Reynolds, Joan Van Horn

The meeting was called to order, the agenda was adopted as presented, and the minutes of the October 28, 2018 board meeting were approved. Board members agreed that Board meeting minutes will be reviewed and approved via email and then posted on the RLA website. Correspondence was received (via letters, phone, texts and email) since the last Board meeting from Brian Salter, Gene McLean and Mathew Thompson.

**Landowner/Board Member Comments:**  Some residents have objected to the RLA placement of recycled asphalt on Streamside Drive from the RLA boundary to the junction with CR 43.

**REPORTS:**

**Treasurer’s report –** Heather provided the financial reports to date and reported that Bank of Estes Park has offered an account with no fees and a better interest rate on investments than Key Bank. She will obtain a few more bids from other banks in Estes Park and provide a comparison for Board review. It was moved, seconded and carried that the recommended GHAVFD assessment (for vote at the annual meeting) remain at $100/per year/per member for the next three years, that the 18% interest rate on delinquent assessments be confirmed for 2019, and that second notices be sent out for delinquent RLA assessments and GHAVFD assessments. The Board discussed the possibility of a payment plan for non-delinquent assessments that would not incur interest charges. Graham will contact the attorney regarding the procedure to allow a payment plan and Rachel volunteered to help provide a draft policy. A “scope of services” has not yet been received from Hobert Office Services.

**Roads report –** Chuck Reynolds provided a written report and is continuing to search for a road grader preferably not older than 15 years and within budget. The Board suggested that he bring a proposal for Board review if able to locate a road grader. No volunteers have stepped up to be chairman of the Road Committee. It was agreed that a special email be sent out to members asking for volunteers to serve on the Road Committee, Architectural Committee and Board of Directors. Descriptions of the duties of these positions will be included. Mandy Gordon identified several areas along the roads that used to be pull-outs but have been overgrown by vegetation. She agreed to mark the places and get the information to Chuck.

**Architectural Committee report –** No written report. Two properties have sold since the last report.

**Environmental and Fire Mitigation –** Mandy Gordon presented a slide show analysis of existing water storage in the RLA for wildland fire mitigation and proposed adding three more with specific recommendations and costs on two locations on Copper Hill Road. Either location would cost approximately $40,000-$45,000 but some grants are available that pay up to 50% of the costs. She also presented costs for renting a chipper to remove brush that is narrowing Retreat roads and for mowing grass/weeds along the roads that present a fire danger.

**OLD BUSINESS:**

**Phillips Property/Streamside ROW –** A letter was sent to Ed Phillips with the results of the survey and no response has been received to date. The roadwork will proceed as planned and two additional trees along the road will be removed that are right next to the roadway.

**Covenant Violations -** A fifth wheel trailer on Bulwark Ridge and motor home on Black Creek Drive that have been parked on vacant property for an extended amount of time were noted and letters will be sent to the landowners to advise them of the protective covenants and the ensuing violations.

**Vacation Rentals -** Loretta Martens reported that several letters have been sent to short-term rental property owners advising them of the Larimer County permit process that is required. So far the owners seem to have opted to cease renting rather than going through the permit process. The board agreed to have the Attorney draft a change to the covenants to prohibit short-term rentals which will be voted on by the membership at the annual meeting.

**High Speed Internet -** Century Link has been proceeding with the high-speed internet installation at various sites throughout the Retreat but has not determined when it will be activated.

**Bear Proof Trash Container -** The cost off a roll-off bear proof dumpster that could be located in the Retreat for member use is still being researched. A small fee would be required to use it and for access to the lock combination.

**Fire Mitigation -** See Environmental above.

**NEW BUSINESS:**

**Midwinter Potluck - T**he potluck is scheduled for Sunday February 10th, 2019 @ 5:00pm at the Glen Haven Town Hall pending approval of the hall availability.

**Newcomers/Welcoming Committee -** A committee was formed to put together Retreat informational packets and to contact new residents (preferably in person) to welcome them and answer any questions.

Next Board Meeting is scheduled for Sunday April 14, 2019 @ 9:00am at Graham Fowler’s residence.

Meeting adjourned.

Joan Van Horn

Meeting Recording Secretary