

**RETREAT LANDOWNERS ASSOCIATION, INC.**  
**Annual Meeting – July 19, 2015 – 1:30pm**  
**American Legion - Estes Park, Colorado**

Attending: Peg Sloan, Graham Fowler, Ian McBride, Chuck Reynolds, Cody Sanders, Denise Stookesberry

Also Attending: 90 attendees with 52 voting units represented plus 21 proxies; Joan Van Horn

The 44th Annual Meeting of the Retreat Landowners Association, Inc. was called to order by President Peg Sloan. The Pledge of Allegiance was said and a moment of silence observed in memory of RLA members [Michael Barlow, Hugh Beckham, Patricia Gibson, Patricia Ann Groves, Millie Muller, Mary Ann (Bernard) Satterfield, Duke Sumonia] who had passed this last year.

A quorum was established, the agenda accepted, and the Meeting Standing Rules and the minutes of the 2014 Annual Meeting held July 19, 2014 were approved.

**County Road 43 Report:** Erich Purcell of Larimer County reported on the progress of the reconstruction of County Road 43. Rainfall in May caused delays but three major work zones are under construction concurrently and 6 bridges between the Retreat and Glen Haven are being installed. The project covers the area between Drake and the bottom of the switchbacks and is scheduled to be completed in December. Many of the felled trees will be used for river and riparian restoration.

**Glen Haven Area Volunteer Fire Department** – Fire Chief Jason Gdovicak reported that the department has 26 firefighters and has responded to 16 calls so far this year which were mainly medical emergencies and motor vehicle accidents. A backup generator has been installed at the firehouse which will run everything for 4 days and Firehouse #2 in The Retreat has a new furnace and will have the exterior painted soon. The department is training for possible accidents on County Road 43 that involve higher and steeper angle to the river. The annual Pancake Breakfast held yesterday drew about 650 people and an Open House/Ice Cream Social is scheduled for August 9<sup>th</sup>, 1:00 – 3:00pm.

Tony Fink of the GHAVFD Board distributed the final report on the flood relief funding which detailed donation/income sources and expenditures. Total donations including equipment donations, supplies and other in-kind payments totaled \$646,807. The remaining flood relief funds will be transferred to the Glen Haven Flood Relief, Inc.

**Educational Matters:** Dick Lightner and representatives from the Estes Valley Amateur Radio Club gave a presentation on HAM radio operations which played a crucial role in providing communications during the 2013 flood. With a grant from Rotary, a new post was set up at the Estes Park Medical Center which has increased the reception range. Several locations throughout the Retreat have reception and Retreat members were encouraged to learn about HAM radio and become licensed. The local club provides training and assistance.

**REPORTS:** Written reports from each committee were included in the annual meeting packet.

**President's Report** – In addition to her written report, Peg Sloan praised all the volunteers for their tremendous contributions and encouraged members to keep communications open with neighbors and to provide information in their residences regarding wildlife and emergency contacts/procedures for visiting family members and/or renters.

**Treasurer** – Cody Sanders commented that this year's budget income increased \$6,000 and the number of outstanding assessments was greatly reduced.

**Architectural Control Committee** – No additions to written report.

**Roads Committee** – Chuck Reynolds added that Kevin Zagorda will be a backup equipment operator and that the purchase of a snowplow truck is planned for this winter.

**Environmental** – The weekend of July 25<sup>th</sup> is Weed Roundup in Estes Park.

**Litigation** – Mary Nolan reported that the Court has not yet issued a decision but when it does, it will be posted on the RLA website.

#### **NEW BUSINESS:**

**2015-16 Budget** – It was moved, seconded and carried that the proposed 2015-16 budget be approved.

**Retreat Road & Trail Use Conflict Resolution Group** - Star Gilmore explained her concerns regarding the gate on Miller Fork Road and proposed forming a Retreat Road & Trail Use Conflict Resolution Group to address and resolve conflicts regarding the gate and its use. She presented an outline of the purpose and goals of this group which will be meeting on Tuesday, July 21<sup>st</sup>.

#### **LANDOWNERS COMMENTS & QUESTIONS:**

Members introduced themselves and landowner comments included:

Many expressed gratitude to the Board and Committee members for their service.

Bob Clarke was thanked for constructing the new Retreat sign to be installed at the entrance when construction on County Road 43 is completed (the sign was on display at the meeting).

President Peggy Sloan received a standing ovation for her total dedication and efforts in keeping the community together during the flood and thereafter.

Rattlesnakes have been seen in the area.

Purchasing a portable PA system for future annual meetings was suggested.

Members were encouraged to pay their assessments.

LETA has made some changes that require people to sign up again for emergency notifications.

The RLA website will be more interactive and Ian McBride encouraged members to send him pictures and other information for the website.

**Volunteer Recognition** – Members who had volunteered during the last year were recognized.

**ELECTION:**

The terms of Cody Sanders and Peg Sloan expire and Joanne Zagorda was the only candidate nominated previously to this meeting. Gail Lyons and Frances Cunningham were nominated "from the floor". It was moved, seconded and carried that the nominations be closed. Then it was moved, seconded and carried that the slate be accepted and all three candidates be elected to office.

There being no further business, it was moved, seconded and carried that the meeting adjourn at 3:30pm.

Joan Van Horn  
Meeting Recording Secretary