



# The RETREAT Newsletter

Glen Haven, Colorado  
"A Piece of Earth to Live With"

## OFFICIAL BUSINESS SECTION

### President's Message from Mary Nolan

As I write this, I'm looking out the window and since it is a beautiful day, I'm anxious for spring to arrive. Now is the time to do those little things that we can do to prepare for spring's regeneration and re-growth of the land in the Retreat.

The months seem to fly by and the annual meeting is not that far away. Why am I saying this? Consider this a plea to consider running for one of the board vacancies. Being a board member will not restrict your time – we have 4 board

meetings a year, plus the annual meeting; and, truthfully, the inflow of new ideas and perspectives is always needed. If you think this is something you might want to do, but want more information, please call any board member who will be glad to answer any questions you might have.

Please take time to read the minutes of the meeting (show below) held on 17 March; they will keep you informed of what is happening. Please put **21 July** on your calendar as this is the date of the Annual Meeting for 2012.

### Board Meeting, March 17, 2012; 9:00 a.m.

Mary Nolan's Resident, Elkridge Drive

*Submitted by: Joan Van Horn, Meeting Recording Secretary - For informational use, not yet approved.*

"Due to scheduling conflicts, the date of the special meeting of the RLA has been changed to May 12, 2012."

Attending: Mary Nolan, Dick Boggs, Marv Gee, Amanda Gordon, Kent Mills, Peter Sinnott  
Also Attending: Peggy and Vernon Burch, Duke Sumonia, John Nolan

The meeting was called to order at 9:05 am. The agenda was adopted with additions and the minutes of the previous board meeting held December 10, 2011 were approved with minor corrections.

**Board Members Comments** – It was noted that executive sessions of the Board were held November 19th and December 10th, 2011, and February 1, 2012, regarding the pending lawsuit and documents. President Nolan read a summary of correspondence received and contacts made since the previous Board meeting and commented that information regarding RLA Board actions should be correct and accurate before communicating such to the public. Marv Gee also offered comments/observations.

#### REPORTS:

**Treasurer** - Written financial reports were submitted by Hobert Office Services. The checking account balance was \$24,215.28 and the money market account balance was \$49,991.83 as of March 14, 2012. Three assessments for 2010, fifteen assessments for 2011, and 25 assessments

for 2012 have not been paid. One property has sold since December 7, 2011. The Board requested that any future financial information include only figures and not names unless specifically requested by the Board.

**Architectural Control Committee** – Dennis Bicknell's report dated March 15, 2012 stated that no applications for cabin construction have been submitted and none are pending.

**Roads** – Dick Boggs reported that spring grading is underway. There are two very important projects for 2012 if funds are available: (1) .3 mile of Streamside and .2 mile of Miller Fork need to be resurfaced and, (2) the pickup/snowplow needs to be replaced as it needs major repairs and is not safe to operate.

**Environmental/Forest Preservation** – Peggy Burch said she would email her report.

**Website** – Newsletters are available on the website.

**Newsletter** – No report. It was suggested that all RLA email addresses be sent the newsletter via email rather than

–Meeting - Continued on Page 2

hard copy to save on postage. It was decided to review how members are currently receiving the newsletter before implementing this idea.

### **OLD BUSINESS:**

**Nominating Committee Update** – Five Board positions will be available for election at the annual meeting. Candidates are needed.

**Website Password Protection** – The Board agreed that requiring a password to access the RLA website would be prudent. The initial fee is \$150 to set it up. The Board directed Amanda Gordon to research if additional fees will be required and to proceed with the implementation.

**Lorenz vs. RLA Lawsuit** - No movement has occurred to date on the appeal and parties are still waiting for the Court of Appeals to establish a briefing schedule.

### **NEW BUSINESS:**

**Assessment** – Making the \$100 donation to the Glen Haven Area Volunteer Fire Department a special assessment rather than a voluntary donation was discussed at great length. It was moved, seconded and carried that a motion be proposed for the annual meeting that would include a \$100 special assessment to the GHAVFD for three years. The wording of the motion will be prepared by an attorney and submitted for review at the June RLA Board meeting.

**Budget Year** – Peter Sinnott proposed changing the fiscal year of the RLA budget from January 1 – December 31 to August 1 – July 31. Such a change would coincide with Board member terms of office and would allow for timely year-end financial statements and budget to be reviewed by the membership and discussed at the annual meeting. It was moved and seconded that the Board recommend changing the RLA budget fiscal year from January 1 – December 31 to August 1 – July 31. The motion passed 5-1. It was then moved, seconded, and carried that a new August 1, 2012 – July 31, 2013 budget be prepared and available at the annual meeting should the previous motion be approved. An amendment to the Bylaws (to be voted on at the annual meeting) will be necessary to enact a change in the budget fiscal year.

**Documents Revisions** – At the December 10, 2011 executive session of the Board, it was approved to have Hindman Sanchez review and propose revisions to the governing documents of the RLA. A special meeting of the RLA membership has been scheduled for Saturday, May 5, 2012, 1:00 pm at the Glen Haven Town Hall to present draft revisions for review and comments by the membership. Notice of this meeting will be sent to the membership one month in advance of the special meeting.

**RLA General Attorney** – It was moved, seconded and carried that legal services of Moeller & Graf be discontinued and that a letter of appreciation for past service be sent to David Graf.

**Gate Near Slash Pile** – An attempted break-in occurred recently at the barn located next to the slash pile and installing a gate would provide additional security for both. A gate will be purchased and installed and the combination of the lock will be given out to the membership.

**Call Tree** – The Board decided to discontinue the outdated “Call Tree” at this time.

**Annual Meeting** – The 2012 Annual Meeting of the RLA will be at the Rocky Mountain Park Inn (formerly named the Holiday Inn) on Saturday, July 21, 2012 at 1:00 pm in Salons E & F.

**Standing Meeting Rules** – Amanda Gordon recommended minor changes to the Standing Meeting Rules for the annual meeting and will submit the specific changes to the Board at the June Board meeting.

**Voting Privileges/Lots/Assessments** – A question arose as to the voting rights and assessments required of an owner having two separate houses on two separate lots. The Board decided to review this situation at its June meeting which will follow the special meeting to review/revise the current RLA governing documents.

**Insurance** – The RLA is not currently covered by insurance for contents (tools, etc.) in the barn except for equipment. The Board decided to obtain \$5000 coverage from Insurance Associates of Estes Park for \$223.

It was recommended that the Board obtain a Fidelity Bond to protect the Board members and it was decided that more information is needed before a decision will be made.

**Contract with Hobert Office Services** – Pending state legislation will require HOAs to have written contracts with contractors and others providing services to the HOA. The Board reviewed a written contract with Hobert Office Services and moved, seconded, and carried that the contract be approved and signed.

**Assessment Collection** - \$10,750 in assessments is past due and it was moved, seconded and carried that registered letters be sent to members with delinquent assessments requesting payment by April 30, 2012 or the collection of such will be turned over to an attorney.

**Budget Meeting** – A meeting is scheduled for May 1, 2012 @ 9:00am at Mary Nolan’s residence to draft a budget based on an August 1 – July 31 fiscal year.

**Landowners Comments:** None  
Meeting adjourned at 11:15am.

Joan Van Horn, Meeting Recording Secretary

## **Website Updates**

- “Notice & Hearing of Enforcement Policy & Procedures” Policy: The new policy is posted on the home page of the website for review and will be formally adopted at the next board meeting.
- Minor changes to the Standing Meeting Rules for the annual meeting are posted on the website.

## April Environmental Report submitted by Peggy Burch, Environ. Cmte.

The weather has not done our environment any good this winter. We have had terrible winds that deplete the moisture in our landscapes. There has not been much snow this winter season and now it appears that spring is comparatively early for those of us who live in The Retreat. All of this makes our pine trees more susceptible to mountain pine beetle. There are rumors that the MPB are maturing in less than 1 year resulting in two flights per year. This has been reported at lower elevations. It is mostly anecdotal at this point. There are no proven scientific facts supporting two flights per year a year at this time. However, it is probably true that the beetles are flying earlier.

Noxious weeds are advancing

in The Retreat. Thistles, knapweeds, hoary alyssum and cheatgrass are appearing in various places throughout The Retreat. These are invasive illegal weeds that do not support wildlife and displace our native plants. Although woolly mullein is not on the noxious weed list of Larimer County, it is on the state noxious weed list. As many of us can attest, it probably should be added to the County's list also. The weed information for Larimer County is [www.larimer.org/weeds](http://www.larimer.org/weeds).

White pine blister rust could become a problem in our area. Bristlecone pines, limber pines and any 5-needled white bark pine are susceptible. The spores of this fungus came to the eastern U. S. from China in seedling white pines that were being

planted to reforest heavily logged areas. It has spread and destroyed whole forests. White pine forests in southern and western Colorado are being devastated. It has been present in Wyoming for quite a few years and is now in the Red Feather Lakes area. The fungus has an alternate host, (currants) which are not bothered by the disease but spores are blown onto the trunks of the white pines which die after a couple of years. While we don't have many of the susceptible pines in our area, there are some which are quite wonderful.

Take care of your trees. If any have MPB now, get them out before the beetles fly.

Be firewise. This could be a really bad fire year. And the ticks are out.

### NON-OFFICIAL SECTION

#### Eagle Scout Project

Sean Cody, with help from Scout Troop 8, built this bridge along the trail at the end of Miller Fork Road for his Eagle Scout project in March. The bridge spans a muddy spot in the trail that becomes quite swampy in the spring. Additionally, Sean is working to replace the worn-out trail sign by the bridge with a donation from the Sign's of Life company in Estes. Most of the bridges along the Miller Fork Trail that runs through the Retreat are the work of local scouts.



#### Thank you Rich!

This winter Rich was not only busy keeping the roads clear, but both trails between Fisherman's Trail and Miller Fork Road had several large trees blown down. Thanks to Rich's hard work removing or cutting a path through the tree stumps the trails remained open throughout the winter.

THANK YOU RICH for all you do!



#### Prayers & Remembrance

- \* Kirby Taylor, 931 Copper Hill Road, has passed away in Denton Texas.
- \* Joe Barraclough, 33 Wild Elk Court, is recuperating after a stay in the hospital.



**The RETREAT Landowners' Association**

**P.O. Box 160**

**Glen Haven, CO 80532-0160**

**FIRST CLASS MAIL**

**Address Correction Requested**

**Next Board Meeting  
will be held on  
June 16, 2012 at  
Mary Nolan's Residence**

**Ernie Conrad Real Estate**  
**Glen Haven/Retreat Properties**  
 7504 County Road 43, Glen Haven  
 P.O. Box 28, Glen Haven, CO 80532  
 970-586-5929 • ernieconradre@msn.com

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# The RETREAT Newsletter

Glen Haven, Colorado  
"A Piece of Earth to Live With"

## OFFICIAL BUSINESS SECTION

### Opening Note from Board of Directors

Your Retreat Landowners Association needs candidates to stand for election to the Board at our annual meeting. This year 5 members are retiring after long service to your community. As you noted in your annual meeting packet 3 members, Nathan Cody Sanders, Grant Dickson and Peggy Sloan are the current candidates (**MANY THANKS!!**). At least 2 more candidates are required and the qualifications are pretty basic:

- Member in good standing
- Sincere love and appreciation of our community

If you would like to stand in nomination and advance our "Spirit of Community" please contact Danny Perugini at [peruginidm@msn.com](mailto:peruginidm@msn.com) or 577-9477. Nominations will also be accepted from the floor.

RLA Board of Directors

### Board Meeting, June 16, 2012; 9:00 a.m.

Danny Perugini's Resident, Dunraven Glade Road

*Submitted by: Joan Van Horn, Meeting Recording Secretary - For informational use, not yet approved.*

Attending: Mary Nolan, Dick Boggs, Marv Gee, Amanda Gordon, Kent Mills, Danny Perugini, Peter Sinnott

Also Attending: Duke Sumonia

The meeting was called to order at 9:02am. The agenda was adopted and the minutes of the previous board meeting held March 17, 2012 were approved with a correction changing special meeting to informational meeting under document revisions.

**Board Members Comments** – It was noted that an executive session of the Board was held May 12, 2012 regarding the informational meeting held later that afternoon. President Nolan read a summary of correspondence received and contacts made since the previous Board meeting. President Nolan said that this would be her last board meeting and thanked the board members for their support and great work.

Danny Perugini noted that he was disappointed with the impact the lawsuit and other related complaints had on the Nominating Committee. It has become more difficult to get folks to step up and offer to become Board members. The people he asked to volunteer wanted no part of the harassment we have been facing in recent years. Danny encouraged the Board to reach out to as many neighbors as possible to stand and be counted on to serve.

**Treasurer** - Written financial reports were submitted by Hobert Office Services. As of June 13, 2012 the checking

account balance was \$ 1,745.03 and the money market account balance was \$ 62,996.02. 3 assessments have not been received for 2010, 10 assessments for 2011, and 12 assessments for 2012. One property has sold since March 14, 2012. RLA Treasurer Danny Perugini submitted the financial review report for 2011.

**Architectural Control Committee** – Dennis Bicknell's report stated that one new application for a garage was submitted and committee members Thelma and George Richard have resigned.

**Road Committee** – Dick Boggs reported on road improvements and the installation of the gate near the slash pile which will eventually have a combination lock. They are still researching a replacement for the snowplow.

**Environmental/Forest Preservation** – No report.

**Newsletter** – When Peter Sinnott's board term expires this July, a new volunteer will be needed to handle the newsletters.

**Website** – Waiting on password implementation to post historical board meeting minutes to the website. Also plan to post the Landowner's Directory and gate combinations once that protection is in place.

–Meeting - Continued on Page 2

**OLD BUSINESS:**

**Nominating Committee Update** – Five Board positions will be available for election at the annual meeting with 2 positions for 2 years and 3 positions for 3 years.

**Document Revisions/Town Hall Meetings** – All input from the informational meeting on document revisions held May 12, 2012 was sent to attorney Melissa Garcia. Next informational meeting is scheduled for Saturday, July 29<sup>th</sup> @ 1:00pm at the Glen Haven Town Hall. Revised draft documents will be available on the website and at the meeting. It was then moved, seconded and carried that Mary Nolan chair the committee for document revisions and lawsuit as well as be the liaison to the new RLA Board of Directors and RLA attorney.

**Lorenz vs. RLA Lawsuit** – Response to the brief filed by Ms. Lorenz is due on July 18<sup>th</sup>.

**Notice & Hearing of Enforcement Policy** – After a brief discussion and comments from members, it was moved, seconded and carried that the amended version of the Notice & Hearing of Enforcement Policy be adopted.

**NEW BUSINESS:**

**RLA Email** – An email address has been established for the RLA Board: [RetreatBoard@gmail.com](mailto:RetreatBoard@gmail.com) This will be set up on the website and noted in the next newsletter.

**Safe Deposit Box** – The RLA upgraded its safe deposit box to an 11"x16" box for \$110 annually.

**Annual Meeting** – The Board reviewed the agenda and accompanying packet information for the annual meeting

scheduled for July 21, 2012 @ 1:00pm at the Rocky Mountain Park Inn (formerly called Holiday Inn) in Salons E & F.

Three motions will be presented to the membership for vote:

#1 Regarding special \$100 assessment to assist the GHAVFD. It was moved, seconded and carried that this motion be presented to the membership for vote at the annual meeting.

#2 Regarding changing the RLA's fiscal year from a calendar year to August 1 – July 31. It was moved, seconded and carried that this motion be presented to the membership for vote at the annual meeting.

#3 Regarding amending the Bylaws to increase the annual assessment cap \$100. It was moved, seconded and carried that this motion be presented to the membership for vote at the annual meeting.

**GHAVFD** – Mandy Gordon is researching the current lease with the GHAVFD.

**Wine & Cheese** – A wine and cheese party is scheduled for Friday, July 20<sup>th</sup> @ 5:00pm at the Glen Haven Town Hall.

**Pine Beetle Mitigation** – The RLA Board has no authority to require property owners to abate any pine beetle problems on their properties. Larimer County, however, does and should be contacted if necessary.

**LANDOWNERS COMMENTS:**

Duke Sumonia asked questions regarding the process for changing the covenants after the next informational meeting and also announced the next Glen Haven Historical Society meeting.

Meeting adjourned at 11:52am.

Joan Van Horn, Meeting Recording Secretary

**WINE AND CHEESE PARTY**

*Please Join Your Neighbors*

**WINE AND CHEESE PARTY INVITATION**

The annual wine and cheese party will be held at the Glen Haven Town Hall. **The party will be on Friday, July 20<sup>th</sup> starting at 5:00 p.m.** Please bring a bottle wine to share, Cheese and snacks will be provided Please remember **NOT** to park your vehicle in the area reserved for the Inn at Glen Haven.

We look forward to seeing you there.

*Sincerely, RLA Board of Directors*



**New Board of Directors Email**

In order to make contacting the Board of Directors easier for those members who find it inappropriate to address individual board members, they can now be reached collectively at [RetreatBoard@gmail.com](mailto:RetreatBoard@gmail.com).

The link is on the RLA website home page at [www.retreat-glenhaven.org](http://www.retreat-glenhaven.org).

**NOTICES**

**POSITION AVAILABLE**

Stephanie Sinnott is retiring as Newsletter Editor. If you would be willing to serve in this position please contact the Board. They will be most happy to discuss your compensation requirements.

**COVENANT AND BYLAW REVIEW INFORMATIONAL MEETING**

The next covenant and bylaw review informational meeting is currently scheduled for Sunday, July 29, 2012, from 1:00 p.m. to 3:00 p.m. at the Glen Haven Town Hall.

### What's With All Those Washboards?

Doesn't it seem like we no sooner grade out the washboards than they're back within days? Blame your car's suspension. As it struggles to provide a smoother ride for you, the wheel bounces along the surface creating those damaging and occasionally dangerous ridges at harmonic intervals. Two-wheel drive or four, light car or heavy truck, it doesn't matter; wherever the rubber interacts with the road, washboards will form.

Washboarding, or corrugation as it's properly called, is exacerbated by several things, most of which we can do nothing about like lack of moisture or the amount of traffic. The quality of the road material is also important so we use recycled asphalt for its binding properties, which helps by allowing the material to pack down more tightly under pressure, but it will take many years before the Retreat has enough asphalt down to make a long-term difference.

In 2009, physicists from Canada, France, and the UK published a new study about the physics of washboard formation. They discovered ripples will always form on dirt roads, even when the springy suspension of a car and the rolling shape of a wheel are eliminated. Just scrape a blade across the surface fast enough, and the corrugation begins.

Speed is the key. The faster you go, the more quickly the road begins to bite you; but to completely eliminate washboard formation, you would need to travel about 3 mph. Obviously no one's going to go that slowly, but those 20 mph signs are not just for safety. The slower you go, the longer the road surface will last, and if you're going over 20 mph, you're going way too fast. Go gently round those corners. Your car's suspension, the road maintenance crew, and your teeth will thank you.

### CLEARING TRAILS

On 24 May, a 9-member crew headed by Howard Pomranka and including three Retreat members (Chuck Reynolds, Stephanie Sinnott, Mandy Gordon) cleared the remaining 14 big trees from the sawmill trail. On a thankfully beautiful day, work commenced at 10am and finished around 3pm. Thanks to Chuck's heavy-duty chainsaw, short work was made of logs up to 20" across and the entire trail is finally free from obstacles, barring one big blowdown where it was rerouted.

If you haven't been to the sawmill, it's a lovely hike of about 1.5 hrs one-way beginning from the bend in Miller Fork Rd where it crosses the stream. The mill belonged to George Paurdy and was destroyed in the 1905 forest fire, but the boiler and steam engine remain."



**The RETREAT Landowners' Association**

**P.O. Box 160**

**Glen Haven, CO 80532-0160**

**FIRST CLASS MAIL**

**Address Correction Requested**

**The annual meeting is scheduled for Saturday, July 21, at 1:00 pm. Check-in will begin at Noon. It will again be held at the Rocky Mountain Park Inn, formerly the Holiday Inn.**

**Ernie Conrad Real Estate  
Glen Haven/Retreat Properties**

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