

**RETREAT LANDOWNERS ASSOCIATION, INC.**  
**Annual Meeting – July 24, 2010 – 10:00am**  
**Holiday Inn Hotel & Conference Center**  
**Estes Park, Colorado**

The 39<sup>th</sup> Annual Meeting of the Retreat Landowners Association, Inc. was called to order by President Danny Perugini who introduced Parliamentarian Charles Hefton, Meeting Recording Secretary Joan Van Horn, and the Board of Directors present: Claud Alkire, Dick Boggs, Mike Frederick, Terry Larsen, and Peter Sinnott.

The Pledge of Allegiance was conducted and then a moment of silence was observed in memory of RLA members and relatives who had passed on this past year.

The agenda was accepted and the Meeting Standing Rules were approved as presented in the meeting packet. The minutes of the previous annual meeting held July 18, 2009 and published in an RLA newsletter, were approved by the Board of Directors in September 2009.

Jan Ricker verified that a quorum was present and that proxies had been assigned and were represented (55 attending + 35 proxies).

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

**President's Report** – Danny Perugini thanked Bill Widmaier, Frances Cunningham and Peter Sinnott for conducting the financial review and Cindy, Marsha, and Ken of Hobert's Office Services for their bookkeeping.

**Treasurer's Report** – Peter Sinnott answered questions about the budget and automatic filing of liens on unpaid assessments.

**Road Report** – Dick Boggs added that plans for next year include adding material to approximately one mile of Copper Hill Road. He also said more volunteers are needed to help on road work days.

**RLA Website** – Dick Boggs reported that he and Marsha Hobert made several changes to the website ([www.retreat-glenhaven.org](http://www.retreat-glenhaven.org)). Please submit any comments or suggestions to Dick.

**Newsletter** – Stephanie Sinnott reported that a newsletter follows board meetings and that information and comments are welcome.

**LANDOWNERS COMMENTS & QUESTIONS:**

Questions were asked and answered regarding voting privileges of members in good standing and not in good standing, covenants viability, payments made by the RLA insurance company regarding the recent lawsuit, the lack of authority HOAs have to restrict wind turbines (alternative energy sources), and the phone tree/GHAVFD emergency response procedures. The Board stated that it could not discuss the recent lawsuit as it could be refiled. Mrs. Avey thanked everyone for the cards and support for her family loss and praised the efforts of the GHAVFD and emergency service providers. Requests were made to add the temperature to the RLA video/cam, to obtain further documentation from Hobert Services for specific charges, and to provide more information to the membership on all matters. President Danny Perugini clarified that the RLA Covenants were certified and put on record with Larimer County in 1971. Ernie Conrad confirmed that as RLA lots were sold in the early 1970s, purchase agreements were signed by the buyers requiring owners to adhere to the covenants and bylaws and such

agreements went with the lots as they were sold in the future. Dennis Bicknell encouraged landowners to participate in wild land fire mitigation on their properties.

**BALLOT ISSUE:** The following motion was presented:

Motion A: Motion to amend the bylaws to allow the use of mail-in ballots. Discussion followed mostly regarding the procedure for mail-in ballots if adopted. It was moved, seconded and carried (1 opposing vote) to call for the question. Voters were instructed to write in their vote of “yes” or “no” on the ballot.

**NOMINATING COMMITTEE:** The Nominating Committee submitted the following nomination for two positions on the Board of Directors (terms of Mike Frederick and Danny Perugini expiring): Danny Perugini. Nominations were requested “from the floor” and it was moved, seconded and carried that Amanda Gordon be nominated. Each candidate spoke briefly and then there being no further nominations from the floor, the nominations were declared closed.

Ballots for Motion A and the candidates were distributed and volunteers tallied the votes during a recess. The meeting reconvened and the following election results were reported:

Motion A: Yes – 68 No – 15 Motion passed.

Elected to Board of Directors: Amanda Gordon Danny Perugini

Danny Perugini stated that a procedure will be established for the newly passed motion allowing mail-in ballots.

Meeting adjourned at 11:53am.

Joan Van Horn  
Meeting Recording Secretary