

RETREAT LANDOWNERS ASSOCIATION, INC.
Annual Meeting – July 27, 2013 – 1:00pm
Rocky Mountain Park Inn & Conference Center
Estes Park, Colorado

Attending: Kent Mills, Amanda Gordon, Alan Podolsky, Chuck Reynolds, Cody Sanders, Peg Sloan

Also Attending: 86 Members (representing 51 properties and 26 proxies), Joan Van Horn

The 42nd Annual Meeting of the Retreat Landowners Association, Inc. was called to order by President Kent Mills. A moment of silence was observed in memory of RLA members and relatives who had passed on this year.

The agenda was accepted with the addition of Bo Winslow providing information about the August 24th bike race. The Meeting Standing Rules were approved, a quorum was established, and the minutes of the 2012 Annual Meeting held July 21, 2012 were approved. Kent Mills and Chuck Reynolds honored the many volunteers who served this past year.

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

Glen Haven Area Volunteer Fire Department – Chuck Reynolds reported that the department has 14 active members and 4 members in training, has responded to 29 calls so far this year and had 45 calls last year. He thanked the RLA for its continual support of the GHAVFD operations.

Pro Bike Race – Bo Winslow, Special Events Director for the Town of Estes Park, discussed the August 24th bike race which will involve 100-130 bicyclists making up 16-20 professional teams. The course will begin in Loveland at 11:35am and will head up US Hwy 34 to County Road 43, through Glen Haven between Noon and 1:30pm, and continue to Estes Park and return to Loveland via US Hwy 34. County Road 43 will be closed during a portion of the race and heavy attendance can be expected.

President's Report – Kent Mills reported that the revised covenants were approved as well as the bylaws which will be recorded soon. He also reported on behalf of the Fire Department that the fundraising for the new fire station is within \$50,000 of the goal. Kent also suggested that customers wishing to continue their trash service with Atlas Disposal contact Atlas directly to make arrangements.

There were no questions or comments on the written committee reports.

2013-14 Budget – There are no funds budgeted for road base this next year in order to keep the budget balanced. The lien filing process will begin July 28, 2013. The RLA's insurance has a \$15,000 deductible because of past lawsuits. If legal issues continue, a special assessment may be necessary. The assessment for 2013-14 is \$300 with \$100 going to the GHAVFD.

LANDOWNERS COMMENTS & QUESTIONS:

Comments included:

- Letter submitted by Duke Sumonia dated July 23, 2013 and attached to these minutes.
- If a dumpster is located within the Retreat, it should be bear-proof.
- Ken Cooper announced that the book he wrote while recovering is titled "The Discombobulated Development of the CPR" and is available at the Estes Park Library.
- Washed out driveways cannot be maintained with RLA equipment but Rich Gilmore can be contracted to do such work with his own equipment.
- The fire station has not yet been painted.
- President Kent Mills requested input on desired frequency of the newsletters.
- Friday evening's Wine and Cheese was enjoyable.
- GHAVFD was complimented for its prompt and dependable service in emergencies.
- Jim Boyd is no longer on bear patrol with the Division of Wildlife, however, he can still be contacted for any bear concerns.

NOMINATING COMMITTEE/ELECTION: The terms of Amanda Gordon and Chuck Reynolds (recently appointed to fill the term of Danny Perugini) expire and Chuck Reynolds was nominated for a three-year term. Nominations were requested "from the floor" and none were received. The nominations were closed and it was moved, seconded and carried (by showing of hands) that Chuck Reynolds be elected to the Board of Directors. One vacancy still remains.

There were no ballot issues or further business and so it was moved, seconded and carried that the meeting adjourn at 2:08pm.

Joan Van Horn
Meeting Recording Secretary

Landowner's Comments 2013 Annual Meeting

DUKEAIR@aol.com <DUKEAIR@aol.com>
To: RetreatBoard@gmail.com

Tue, Jul 23, 2013 at 11:20 AM

RLA Board

JULY 23, 2013

Subject: Landowner's Comments
RETREAT Annual Meeting July 27, 2013

I may not be able to attend this annual meeting. If not, I submit these written comments to be read at the meeting and to be included in the meeting minutes.

The issue is that this and recent boards have refused to abide by the official documents concerning the number of parcels in what was originally known as the Bulwark Ridge Owner's Association and whose owners were by a 1978 agreement between it and the Retreat Landowner's Association (RLA) 100% members of the RLA therefore subject to assessments and all the privileges of membership.

For the last couple of years the board has only recognized and collected assessments from 6 parcels and have not allowed the other parcel members the right to vote on issues concerning them. In addition a board has let one member "out" of BROA and the RLA therefore not required to pay their assessment.

In 1990 Annual Meeting Minutes, Marcy Trahan, BR owner/president and RLA President, reported, "...that through County records they were able to identify the 11 owners of 16 parcels of land in BROA.

In a sworn affidavit, June 2004, Kent Mills, then as now - president of the RLA stated there were 15 parcels.

In the official documents, one of which the board refuses to include on the web site, there are at least 16 parcels shown .

Recently this board hired Van Horn Surveying Co, to produce a map showing BROA properties. See web site - you will note that there are way more than 6 parcels.

It is rather interesting that the 2012 RLA Directory shows 10 owners, one owning

more than one parcel.

I have over the last year provided the board with all the documents showing evidence of the correct number of parcels. I have asked they present document evidence that would refute their contention that there are only 6 parcels. They have refused to do so.

I believe that at this time this board explain fully to this membership why they refute the evidence submitted. This membership has the right to know.

Respectively submitted,

Duke Sumonia
317 Dunraven Glade Road.

Retreat Board <retreatboard@gmail.com>
To: "DUKEAIR@aol.com" <DUKEAIR@aol.com>

Thu, Jul 25, 2013 at 1:06 PM

Please note you will receive an official statement. As I have told you, due to your requests, the lawyers are reviewing the documents.

We are working to resolve this and all issues. Due to litigation, the process takes much longer than any of us would like. Please recognize we are not ignoring you, but we have to get it right with no further questions or litigation.

Thank you,
Peg Sloan

[Quoted text hidden]