

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting
October 28, 2018 @ 9:00am
Martens Residence on Streamside Drive

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

Also Attending: Mandy Gordon, Peggy Sloan, Joan Van Horn

The meeting was called to order, the agenda was adopted as presented, and the minutes of the August 26, 2018 board meeting were approved. Correspondence was received (via letters, phone, texts and email) since the last Board meeting from R. Lorenz, and M. Gordon.

Landowner/Board Member Comments: None

REPORTS:

Treasurer's report – Loretta Martens and Heather Gooch conducted this past fiscal year's audit and found the financial books to be in order. Ken Hobert had suggested that the RLA review its current account with Key Bank regarding the interest rate and fees. Heather agreed to research alternative banks and inform the Board members via email. Hoberts will be directed to send out assessment payment reminders to delinquent property owners. Graham agreed to request a "scope of services" from Hobert Office Services to help the Board review what services might be handled "in-house" should the Hoberts sell or retire in the near future. He will also research the RLA documents regarding assessment payments and also to determine if more changes are needed to coincide with the new fiscal year. Anita Meis will be contacted to prepare the income tax return. Kent will research future RLA needs to see if the 2019-20 assessment cap needs to be raised and if more funds are needed by the GHAVFD.

Roads report – Spring roadwork will begin earlier next year since Highway 34 is open and prices are more favorable. Purchase of a road grader will be a big expense for this year's budget. Mandy Gordon expressed concern regarding the width of the roads which seems to be narrowing due to increased vegetation, roadwork, road materials, etc. Graham agreed to contact Chuck Reynolds about it.

Architectural Committee report – Peggy Sloan submitted a written report in which five applications were approved and five new property owners were listed. Peggy also expressed the need for storage such as a new shed for all the ACC records plus other RLA documents and supplies. Graham said he and Chuck would research this need.

Environmental report – Mandy Gordon suggested mowing the grass along the roads for increased visibility and reduced fire hazard conditions. Heather mentioned that she is working with Tom O'Shea to produce an educational piece on wildflowers and obnoxious weeds that will be put on the website.

OLD BUSINESS:

Phillips Property/Streamside ROW – Ed Phillips had submitted a list of requirements that he desired but no response has been received since the RLA agreed to them. Since this project has extended over two years with little cooperation, it was moved, seconded and unanimously carried that the RLA proceed with the roadwork on Streamside Drive as outlined by Phillips and agreed to by the RLA.

Covenant Violations: None

Vacation Rentals – Loretta Martens reported that a letter dated August 26, 2018 was sent to the short-term rental property owner outlining requirements and alternatives. The rental now appears to be a year-round. Loretta agreed to research and draft a policy regarding short-term rentals.

High Speed Internet – Century Link has completed a portion of high-speed internet installation on Streamside Drive.

Committee Chairmen/Board Positions – Several are still available and need volunteers to serve in these positions.

NEW BUSINESS:

Target Practice/Shooting – The RLA currently has no policy/covenants addressing target practice and shooting. The US Forest Service does and it was recommended that an article be put in the newsletter regarding safety issues of target practice and that USFS policies/regulations be included.

Bear Proof Trash Containers – Some residents and visitors continue to leave out trash which attracts bears/critters and creates a mess. It was suggested that possibly two bear proof dumpsters could be located in the Retreat for member use. A small fee would be required and combination to the access lock would be provided upon payment. Kristen agreed to research this project.

Fire Mitigation Grant/Plan – A matching grant was available for slash cleanup/fire mitigation but the deadline for submittal was missed. It was suggested that the Board establish a plan and budget for it so it will be prepared should the grant become available again. This matter was referred to the Environmental Committee.

Next Board meeting is scheduled for Sunday, January 13, 2019 @ 9:00am at Kristen Berg's residence.

Meeting adjourned.

Joan Van Horn
Meeting Recording Secretary