

**RETREAT LANDOWNERS ASSOCIATION, INC.**  
**Annual Meeting – July 19, 2008 – 1:00pm**  
**Holiday Inn Hotel & Conference Center**  
**Estes Park, Colorado**

The 37<sup>th</sup> Annual Meeting of the Retreat Landowners Association, Inc. was called to order by President Mark Lee. President Lee introduced Meeting Recording Secretary Joan Van Horn and the Board of Directors in attendance: Dick Boggs, Frances Cunningham, Graham Fowler, Mike Frederick, Danny Perugini, Rob Squire.

Corresponding Secretary Jan Ricker verified that a quorum was present and that proxies had been assigned and were represented.

A moment of silence was observed in memory of RLA member Tim Mayhew. A thank you was received for the \$100 RLA contribution to Children's Hospital in honor of Emma Fowler who is being treated for bone cancer.

The agenda was revised and accepted by motion. Meeting Standing Rules were read and approved and the minutes of the previous annual meeting held July 28, 2007 and published in an RLA newsletter were approved by the Board of Directors in September 2007.

**REPORTS:**

Written committee reports were included in the Annual Meeting information packet sent to all members. Briefly:

**Treasurer** – Bank balances as of July 18, 2008 are \$1,443.83 in the checking account and \$64,851.90 in the savings account. Deducting the expected expenses will reduce the operating funds to \$35,700.

**Assistant Treasurer/Corresponding Secretary** – There are 223 landowners in the association and one outstanding 2008 assessment.

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

**Roads Committee** – Fourteen volunteers helped to distribute and grade 600 tons of road base added to 1.3 miles of road which was accomplished in three days instead of four. This road work was in accordance with the first year of the adopted Three-Year Road Plan. Completing the work planned for the next two years will cost approximately \$50,000. A dry hydrant was installed in the Miller Fork near the trailhead and a 10,000 water storage tank was installed on the Ricker property totally at Jan's expense.

**Environmental Committee** – A written report will be included in the next newsletter.

**Newsletter** – No report needed.

**Website** – No further report.

**Glen Haven Historical Society** – Gordon Nuttall stated that the purpose of the Glen Haven Historical Society is to collect, preserve and share history of the Glen Haven area. Monthly programs are presented at the Glen Haven Town Hall, two social functions are held annually, and historical information is available in books, website, DVDs, etc. \$10 membership fee provides email/mail communications regarding events, etc.

**Town Hall Meeting:** Vice President Rob Squire reported on the Town Hall meeting held June 21, 2008 at which solutions were explored to resolve the differences between members living on Dunraven Glade and the Association. The most significant issue was the majority of the annual assessment being used to maintain/improve roads not used by those living on county maintained

Dunraven Glade Road. Numerous ideas and proposals were discussed and the meeting resulted in seven proposals. Since the proposals will require a great deal more research and time, Rob proposed that the attending membership submit a “straw” vote on the three proposals it deems most worth pursuing. When three are selected, they will be thoroughly researched and presented at a future Town Hall meeting with the purpose of narrowing them down to one proposal to be submitted to the RLA Board of Directors. The proposal will then be voted on at the next annual meeting.

Some property owners raised the question as to how they would be considered since they do not reside on Dunraven Glade Road nor on RLA roads (mainly Bulwark Ridge property owners), but are part of the Association. Rob Squire said that would be researched also.

#1 of the seven proposals was dismissed as Larimer County said it was not possible so the “straw” vote on the remaining six proposals would be conducted by written ballot.

### **Ballot Issues:**

The Bylaws require the financial books to be audited annually. Technically, the RLA has conducted a “review” of the books annually which allows a member (CPA) to conduct the review which is much less costly and sufficient. An audit requires an independent auditor and more in depth reports and requirements. The ballot proposals would change Section 2(n) to, “. . . cause the books of the Association to be reviewed annually by a members committee.” A 2/3 affirmative vote of those attending and proxies would be required to pass this ballot proposal.

The next ballot issue was “Shall the annual assessment cap be raised from \$250 to \$300”? Expenses to maintain roads and meet the expenses of the Association have continued to rise while the assessment has remained at the same level which is reducing the reserve and straining assets. A 2/3 affirmative vote of those attending and proxies would be required to pass this ballot proposal. Membership suggestions included reducing the GHAVFD annual assessment to \$50, contracting out road maintenance and snow removal, and providing the membership with updated copies of the Bylaws (available on the website).

The third ballot issue was whether or not to continue the \$100 annual donation to the GHAVFD through 2011. Jason Gdovicak, Commanding Officer, and Mike Keefe, Fire Department and Fire Board member, provided an update of GHAVFD activities since last year and spoke of future plans for the fire department. The proposal for a new firehouse is “on hold” as property could not be purchased for a reasonable amount. Property owners were encouraged to contact the GHAVFD for an inspection of their property to analyze defensible spacing for fire protection and adequate access for fire fighting apparatus. A new fire truck was purchased October 2007 through a FEMA grant. The Fire Department’s water truck was donated to the RLA.

**Landowners’ Comments:** Frances Cunningham was thanked for hosting the wine & cheese gathering. Gordon Nuttall invited members to enjoy the picnic area along Miller Fork that he and Karen have provided on their property.

Other comments were given concerning moose sightings (or lack of), anonymous emails, pine beetle infestation, viability of the “call tree”, signing of a petition from a property owner requesting withdrawal from the Association, as well as the need for members to serve on the Board of Directors. Jan Ricker is retiring as Assistant Treasurer/Corresponding Secretary so that position will be available.

**Nominating Committee:** The Nominating Committee submitted the following nominations for two positions on the Board of Directors (terms of Frances Cunningham and Rob Squire expiring): Terry Larsen and Mary Nolan. Terry Larsen spoke briefly and a letter was read from Mary Nolan who was out of town. There being no further nominations from the floor, the nominations were declared closed.

Ballots for the issues and for the candidates were distributed and volunteers tallied the votes during a recess at 3:00pm.

The meeting reconvened at 3:20pm and the following election/voting results were reported:

Elected to Board of Directors: Terry Larsen and Mary Nolan

Issues:

Raise the annual assessment cap from \$250 to \$300:	80 Yes	49 No	Defeated
Continue \$100 annual donation to GHAVFD through 2011:	103 Yes	25 No	Passed
Change Bylaws Section 2 (n) to allow a review of the Association financial records instead of an audit:	101 Yes	27 No	Passed

Straw vote for Town Hall proposals:

- 46 votes for #5 Forgive some percent of the Retreat assessment for people on County – maintained roads
- 34 votes for #2 Form a Public Improvement District to pay for Retreat road maintenance, and look for government grants to help pay for Retreat road improvements
- 33 votes for #7 Keep the assessment constant for members on County-maintained roads, while members on Retreat-maintained roads pay for increases in the road budget

Members were encouraged to send in donations to help with road maintenance.

Meeting adjourned at 3:23pm.

Joan Van Horn  
Meeting Recording Secretary