

RETREAT BOARD MEETING
May 11, 2020 at 6:00 p.m.
Zoom (Virtual) Meeting

Call to order: Kent Mills, Kristen Berg, Ron Spurlin, Bunny Beers, Heather Gooch, Rachel Balduzzi and Dave Stookesberry were in attendance. Committee member present was Jim Boyd. Resident Ian McBride also attended.

Adopt agenda: The agenda was adopted as presented by consent.

Residents email and written correspondence

- The board has received several complaints regarding damage caused by the recent grading/plowing of the roads and also concern about the the apparent increase in potholes this year. The grader/plowing damage is being addressed along with its cause. More than anything, the increase in potholes was due to the weather and the inability to grade or patch them while temperatures were low.
- Two additional residents asked for clarification on the Livestock/Poultry policy in the RLA covenants. The board discussed and concurred that hens/chicks for household use only (no commercial use) would be regarded as household pets. All Larimer County rules regarding their upkeep would apply.

Board and Committee Reports:

Treasurer:

- The board discussed the leftover Special Assessment Monies after the installation of the Copper Hill Water Reservoir. The final amount will be held in an isolated budget line to be calculated and brought to the next in-person annual meeting for final resolution.
- Current Liens- 3 residents are currently on payment plans. 2 residents currently have outstanding assessments. There is currently only 1 lien. The board voted unanimously to have our legal team move forward with the remaining lien (outstanding for several years).
- Bookkeeping will be updated to have individual line items for the various road expenses (this seemed to have disappeared when using our previous administrative services company).
- The board voted to move \$15k from the current budget underrun into the Equipment Reserve Fund.

Committee Updates:

- Roads- Cody Sanders resigned as Roads Chair effective April 27th. Jim Boyd attended the meeting representing the Roads committee and operators. Jim apologized for the damage that occurred during the last big snowstorm. He is working to address the damage. Since the last meeting, several outside contractors were contacted for info about grading services. Only one company (Four Seasons Roadwork in Drake) responded positively. They (Four Seasons) provided a proposal for road grading and answered several questions the board provided to them. Ultimately, it was seen that using a contractor for grading would be more expensive at this time (it would significantly reduce the amount of road material that could be purchased). A significant amount of information about road maintenance options and history was compiled for the board meeting. The grader has been repaired and is in fairly good condition. The biggest problem is finding spare parts. If taken care of, it should work well for several more years. The backhoe and snowplow truck are in good condition, but need some maintenance. The water truck has an engine problem and is unsafe to drive. The board agreed that

the water truck should be sold/scrapped and that a rental would probably be the best option for now when when a water truck is needed. The roads committee will be meeting soon to plan road maintenance for the next few months along with several work days. It is felt that landowner involvement in road maintenance is a win-win. An insurance policy to Volunteer Accident coverage was discussed (~\$300) and approved once some questions are resolved.

- Environmental Chair - Kent Mills will be the board liason for Environmental issues as Mandy Gordon will be moving out of the Retreat this summer.
- ACC – A resident having difficulty finding a suitable well location close to their house has asked permission to have a water line laid for ~150' in the road right-of-way (5' deep) from a well drilled a significant distance from the house. The board had several concerns especially regarding liability on both sides and has requested more information.

Old Business:

- Amendment Update: Approximately 90 residents didn't voted on the amendments for the short term rentals and the Right of Way. The large majority of members who have voted were in favor of passing both (approximately 85/15 % split). The 11 month period to receive votes has expired. Ultimately, since the amendments didn't pass, the board has agreed that we will continue to hold the Retreat residents to Larimer County's guidelines and policies regarding both items.

New Business:

- Due to the uncertainty about the virus and the inability to find a suitable venue that would be safe, it was decided that both the Annual meeting and the Wine & Cheese event would be cancelled this year. Due to the difficulty in holding an election for new officers/directors, the current 3 directors with terms expiring this summer will continue in place for an extra year resulting in 5 terms expiring in summer 2021. The current 2019-2020 budget amounts will remain in place for 2020-2021.

Adjourn: 8:08 p.m.