NOVEMBER 6, 2026

The Retreat

"A Piece of Earth to Live With"

Draft Board Meeting Report 11/3/2026*

Black Creek Construction: All culverts installed with wrap-up work through this week. Discussed sending a donation-request letter to RLA members. Should the letter go to all RLA members or only those who use Black Creek? Decision: No communication to RLA landowners for donated funds. Board will include an update on Black Creek in newsletter and share the volunteer needs for Glen Haven Flood Relief, who supported the efforts.

Glen Haven Fund Relief Update: There has been no one volunteer to keep the board intact. It is a conflict of interest for any RLA board member to serve on GHFR due to funds being transferred between the entities. A letter was sent from The Retreat board requesting all available funds from now until the end of the year for the Black Creek construction project. In response, a donation has been sent by GHFR.

Roads update: There are plans to grade wash boarded sections of roads as soon as we get some moisture and to patch potholes on Miller Fork switchbacks above Dunraven Glade in the next week.

Need homeowners to move riding lawnmower on edge of Elkridge Road and tractor sitting in Wild Elk cul de sac. Both will interfere with snow plowing and appear to be broken down and are unsightly for neighbors. Austin Wilkinson will connect with Elkridge residents and Geoff Elliot will contact Wild Elk Court residents.

Financial Report: No updates

Road Concerns: Discussed complaints previously raised by RLA members. Jim has addressed them in roads committee. Discussion on landowner role in road maintenance by driving slow.

ACC Review: Miller Fork Road: Discussed Ron Spurling's question regarding the installation of a new septic system and well. Status: No plans have been submitted to the ACC.

Site Address: 830 Miller Fork Rd., Parked trailer at this location for longer than 60 days in violation of covenants.

Discussion noting the covenants focus on "use," not parking and ACC addresses structures, rather than septic tanks/wells. Discussion if there is need for ACC with county oversight of building construction, well/septic permitting, and other property oversight. Tonya to send a letter introducing the Board and reminding them of need for ACC proposal with indication of new construction.

Homeowner Survey: Discussed the Social Committee's proposal for a survey of RLA members. Next steps: If approved, the committee will develop the questions, survey format, and distribution plan, then present the proposal to the board for approval at the next meeting. Geoff to draft a template to build from and share with RLA Board and Social Committee for development. Present findings at annual meeting.

Communication with RLA Office: Experiencing delays currently. Tonya will continue to follow-up.

*Pending board approval

The Retreat Board of Directors
Tonya Bascom
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Geoff Elliot
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Austin Wilkinson
David Wilberding
Directors

Do you have a question, concern or feedback for the Board of Directors
Email us at
retreatboard@gmail.com

Upcoming Board Meetings
February 2, 6PM
May 4, 6PM
July 18 – Annual Meeting
August 3, 6PM

Contact retreatboard@gmail.com for access details.

Black Creek Construction: Hard Work Makes... Big Results!





Many thanks to our volunteers who have been working diligently on the Black Creek construction. Work is on schedule and progress is impressive.







Glen Haven Potluck Time!

Sunday, December 13 @ 5:30 pm - GLEN HAVEN TOWN HALL

Come enjoy Christmas with good neighbors, great food, and holiday cheer!

Bring a dish to share, your own table service, and beverage.

It's rumored that Santa Claus may drop by . . .

P.S. Parents - Please RSVP to GlenHavenSanta@gmail.com Re number of children and their ages



Glen Haven Flood Relief Fund Needs Your Support

The Glen Haven Flood Relief Fund has provided valuable support for the Black Creek project. They are looking for new board volunteers. Without new board members, the organization will be dissolved as of 12/31/26. Please contact Jim Boyd Email: jim1371@outlook.com 970-481-4279 before 12/1 if you are interested in supporting this group.

If residents wish to make tax-deductible donations this year to benefit Retreat roads please send checks before December 20th to:

Glen Haven Flood Relief PO Box 271 Glen Haven, CO 80532 Memo line: For Retreat Roads

Burn Ban: There is still a burn ban in effect in Larimer County and the risk of fire is high.

Retreat Fire Mitigation Report

The 2026 Fire Mitigation Program and Volunteer Work Days have ended. It was a very successful year thanks to all of our volunteers! We had 18-22 volunteers show up each workday and complete a tremendous amount of work. We were able to meet the targets to recognize Glen Haven as a Firewise Community in 2026 by the just the work days alone.

Overall, we improved the Defensible Space on seven properties. The Volunteers donated 436 man-hrs of their time over six work days and generated 11,000 ft3 of slash. An additional 24,000 ft3 of slash generated by property owners was either chipped on the roadsides or at the slash pile. All of the slash pile chips are taken to a landscaping contractor for recycling by Jim Boyd using the dump trailer. Special thanks to Jim for doing this as well as dropping off and picking up the trailer at the request of property owners to haul away slash they generate.

Chipping costs were $12,633 with $5000 of that paid by Larimer County and $7,633 paid by the RLA. Information about our 2027 Program will be sent out via email in February.

Thanks All, Kevin Zagorda

Snow Plowing Reminders

- Please do not park vehicles, trailers, etc. along the road right-of-way (25 feet out from the center of the road). Please do not park any vehicles in cul-de-sacs.
- Do not stack slash along Retreat roads.
- We will plow when the depth of snow is four inches or greater.
- We do not sand or salt our roads, and we do not plow driveways or personal property, with the exception of the GHAVFD Firehouse No 2 driveway and parking area.

Thanks for your help in keeping roads clear so we can maximize plowing efforts.



The Retreat Celebrates Fall at Social Event





Many thanks to the social committee (Brenda Fee and Sandra Ellison) for organizing our first Retreat Fall Gathering. Great food and company was the highlight of the evening. Next social event is on Sunday, December 13th at 5:30 when we join our neighbors at the Glen Haven Holiday Potluck. If you are interested in helping with social events, contact Brenda Fee at brendafee100@gmail.com.



