

**RETREAT LANDOWNERS ASSOCIATION**  
**Board of Directors Meeting – April 12, 2023**  
**6:00pm at Glen Haven Town Hall**

Attending: Dan Robinson, Brian Berg, Steve Clark, Harry Love, Katie Phillips, Bruce Brown and Joe Lavaux via Zoom  
Also Attending: Jim Boyd, Martha Clark, Joan Van Horn

Minutes of the board meetings held February 8, 2023 and via email March 18-22, 2023 (as amended) were approved.

**COMMITTEE REPORTS:**

**Roads & Bridges** – Jim Boyd provided a written report dated March 26, 2023. Black Creek's water level is fluctuating and the higher levels are washing away any crushed rock added. Caution signs will be posted and crushed rock added to improve the crossing when feasible but will be limited to \$1,800 expenditure through the summer to stay within the budget.

The box culvert construction on Black Creek/Miller Fork by Larimer County is on schedule and will require some closures.

The Miller Creek Road crossing project is tentatively scheduled for April 24-28 and should not require any closures but some minor delays. The report from Van Horn Engineering only provided Part 1 and there has been no follow-up on Part 2 which does not allow for future planning. It was decided to request Part 2 at no additional cost and, if not provided, then service with Van Horn Engineering will be discontinued. Harry reported that he is researching funds to cover the deficit in funding for this project.

The Big Thompson Watershed Coalition is proposing several plans which affect the Retreat. Dan and Harry will contact the BTWC to obtain more information regarding these projects.

Slash Cleanup is scheduled for June 7-8, August 9-10 and October 11-12. Jim suggested that possible grants be researched to help cover the costs.

Jim agreed to coordinate volunteer work days scheduled for the 1<sup>st</sup> Saturday of every month through October with the exception of May. He also reported that the old grader will be hauled to auction in mid-May.

**Architectural** – Written report from Chairman George Brelig stated one request for a 10' x 10' shed.

**Treasurer** – Harry Love presented the Balance Sheet and Profit & Loss reports through March 31, 2023 and stated that the current liability insurance adequately covers the road maintenance workers. There is \$3,800 outstanding for RLA dues and \$1,900 outstanding for GHAVFD. One assessment is several years delinquent so Dan agreed to contact the RLA Attorney for possible processing in accordance with the Policies and Bylaws and the Board members agreed to contact personally the remaining homeowners in arrears on their assessments.

The Board was previously authorized to set the annual assessment up to \$500. The Board reviewed the numerous projects in addition to the continuing flood relief projects and determined that the assessment would need to be \$500 this next year to meet expenses and not to get too far behind in accomplishing needed projects. It was agreed to outline in detail the need for the \$500 assessment in the next newsletter. Also, the Board needs to propose for membership vote, assessment/donations to the GHAVFD.

Since the dry hydrant at the Miller Fork Road stream crossing was destroyed by the floods, it was moved, seconded and carried that the line item for it on the balance sheet be removed.

**NEW BUSINESS:**

The terms of Bruce Brown, Steve Clark and Katie Phillips expire this year so three Board positions will be available.

It was suggested and approved that Gene McLean be appointed to the Trails Committee.

Some items may need to be prepared in advance of the July board meeting in order to meet the deadlines for Annual Meeting packet distribution.

Meeting adjourned at 7:35pm.

Joan Van Horn, Meeting Recording Secretary