

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – July 12, 2022
6:00pm at Glen Haven Town Hall

Attending: Dan Robinson, Steve Clark, Ron Spurlin, Bruce Brown and Katie Phillips via Google Meets
Also Attending: Alan Kee, Vanessa McCracken, Harry Love, Joan Van Horn

Minutes of the meeting held April 6, 2022 were approved.

Larimer County Code Enforcement – Alan Kee of Larimer County Code Enforcement explained that his department enforces building, zoning, floodplain, and short-term rental violations mostly initiated by complaints filed online. One may submit a complaint through www.larimer.gov, under SEARCH enter “Code Compliance Complaint Community Development”, then select yellow-highlighted “Code Compliance Complaint (Community Development)” and the form will appear. The Department does not enforce HOA bylaws, rules, covenants. Requests to the County for short-term rentals follow a lengthy procedure which involves notifying nearby property owners and allowing for input from individual owners and homeowners’ associations.

Miller Fork Trail Easement Vacate – RLA member Vanessa McCracken requested that the Board reconsider vacating the Miller Fork trail easement between Fisherman’s Lane and Streamside Drive. The Board explained that Larimer County determined it to be a danger and that the actual easement is now in the streambed and not very accessible. A new easement would require surveying and permission from the affected property owners. The matter will be discussed at the Annual Meeting on July 17th.

Committee Reports – The Roads Report and Architectural Committee Report as submitted for the Annual Meeting packet were approved as was the updated Financial Report. Only two assessments are not paid.

Policy Amendments due to HB 22 – It was moved, seconded and carried that the policies be amended as recommended by the attorney regarding (1) procedures for collection of unpaid assessments, (2) conduct of open meetings and minutes, (3) procedures for covenant/rules/bylaws violations enforcement and fines.

RLA Board Candidates – Brian Berg, Harry Love, and Ashley Wilkinson have agreed to be candidates for the two open Board positions.

Other Business:

- The annual RLA member wine/cheese gathering will be hosted by Susan and Kent Lowry on July 15th.
- The RLA has been awarded \$3,000 for fire mitigation by the Office of Emergency Management.
- Current liability insurance does not cover a homeowner acting as a contractor using RLA road equipment.
- Planting willows along the streambeds will be researched.

Meeting adjourned.

Joan Van Horn
Meeting Recording Secretary