

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – February 8, 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, Ron Spurlin via Zoom, Joan Van Horn

Minutes of the board meeting held October 12, 2022 were approved.

COMMITTEE REPORTS:

Architectural – Written report from Chairman George Brelig for July – December 2022 was reviewed and approved.

Treasurer – Harry Love presented the Balance Sheet and Profit & Loss reports through January 31, 2023. There are still several delinquent assessments. Harry will work with Cindy Griggs on sending reminders, following up with phone calls and then filing liens if necessary. Report approved.

Roads & Bridges – Jim Boyd reported on several road incidents involving vehicles not equipped for snowier roads. The Board agreed to maintain previous policy of snowplowing when the accumulation reaches 4” or more.

Larimer County will be installing a 4’ high by 8’ wide box culvert at the Black Creek/Miller Fork confluence this spring which will require road closures during installment. In the meantime, RLA road crew and Larimer County are striving to keep the roads passable.

The Miller Creek Road culvert is still compromised and needs a short-term or long-term solution by summer. A report from Van Horn Engineering did not provide helpful information in determining a direction. Jim suggested that a ten-foot elliptical culvert be installed which would double the capacity of handling the water flow along with concrete blocks for wing walls and heavy river rock. A majority of the work could be handled by Matt Luce and Jim Boyd. This would be considerably less expensive than obtaining grants (which generally are not available) that require extensive engineering, permits, and impose additional regulations. Concern was expressed that excessive storm runoff will continue for 2-3 years which may destroy any long-term mitigation work. Providing reinforcement to the existing culvert and adding a concrete spillway for excess runoff may be more prudent at this time. In addition to the Miller Creek Road culvert, several culvert replacements are needed on Black Creek Road and portions Fisherman’s Lane need rebuilding. The RLA membership had voted previously to approve an assessment increase to allow for annual additions of road base to keep roads in good condition. It was agreed that following need to be evaluated and determined in order for timely decisions to be made at the April Board meeting:

1. Estimated cost of temporary measures to maintain the Miller Fork Road culvert
2. Estimated cost of road base material and labor to apply to approximately 1-1/2 miles of road
3. Possibility of obtaining services of CSU Engineering Department to study the Miller Fork Road culvert
4. Estimated cost of Fisherman’s Lane repairs

Jim Boyd requested the Board consider changing road maintenance from contract labor to employee status because of the liability involved which is not possible for the road crew individuals to fund. The road grader will be hauled to the valley to be auctioned off.

NEW BUSINESS:

Trailblazer High Speed Internet – Trailblazer service is being extended to the Glen Haven area very soon. Some minor trenching of roads will occur and permission documents will need to be executed by the Board.

Steve Clark, Brian Berg, and Martha Clark agreed to serve on a committee to research a possible plan for Retreat hiking trails and their maintenance.

REPORTS:

Fractional ownerships of properties could potentially circumvent the RLA Short Term Rental amendment. The website needs to be reviewed to ensure that STR issues are clearly addressed as well as assessment requirements. These will be discussed at the April Board meeting.

No further word on Community Wildfire Defense Grant nor the FEMA grant.

US Forest Service is hauling away flood debris.

Another Board member will be needed soon to replace Bruce Brown.

2023 MEETING DATES:

April 12, 2023 @ 6:00pm - RLA Board Meeting at GH Town Hall

July 12, 2023 @ 6:00pm - RLA Board Meeting at GH Town Hall

July 17, 2023 @ 1:00pm - RLA ANNUAL MEETING at GH Town Hall

October 11, 2023 @ 6:00pm – RLA Board Meeting at GH Town Hall

Meeting adjourned.

Joan Van Horn
Meeting Recording Secretary