

RETREAT BOARD MEETING AGENDA

October 11, 2021 at 6:00 p.m.

Virtual via Google Hangouts

Board Members: Bunny Beers, Kristen Berg, Bruce Brown, Katie Phillips, Dan Robinson, and Ron Spurlin.

Roads Report:

Jim Boyd provided an update on the following items:

- Black Creek and Streamside project would be done by Connell Resources. Larimer County Road and Bridge hired an engineering company for the project. Work was anticipated to start this week which has not been started. Repairs by the contractor could incorporate the installation of low water crossings rather than culverts. Culvert replacement at Lower Streamside may be significant and options were not confirmed with the contractor. Communication regarding the project has resulted in varying or vague responses. The contractor has requested excavating materials from land owner member properties to reconstruct the road and has made contact with some owners. A request for material was distributed to RLA owners which received a single response. Jim Boyd would consider allowing excavating on his property and made contact which was not responded to. The County stated buy out would not be an option for properties in the area. Restoration to the roads would be minimal to restore road access. The Big Thompson Watershed had mentioned creating a basin or retention pond on Miller Fork and potentially reclaim an RLA member owned pond to expand into a secondary retention pond with the provision the RLA would be responsible for cleaning out the catch. Retention devices covering culverts were mentioned as a potential solution to address runoff in 2022 by Larimer County.
- George Brelig stated the County contacted him to complete a waiver to work at the culvert on his property and noted the waiver stated completion date would be completed by December of 2022.
- Jim Boyd would attend a road grading class in the upcoming weeks. Costs to attend the training were approximately \$300 for the course and \$100 for the hotel.
- Tires on the new grader would be replaced with the old grader.
- The snow plow truck would be serviced before the beginning of the season and a new hydraulic cooler would be installed.
- Budget is a quarter to a third a mile per year. Jim Boyd requested an increase to the amount of road base brought in each year to a mile per year. A quote provided included transportation of the base from Fort Collins at approximately \$35,000.

Architectural Committee Report:

George Brelig stated there are a couple applications under review and a home was installed on a property on Elkridge Drive which burned in 2018.

Treasurers Report:

Member Spurlin highlighted the report including: tree chipping and hauling being \$5,183 over the \$6,000 budget and road maintenance and restoration costs being down. The Board was in agreement to reimburse training expenses for Jim Boyd.

Old Business:

- President Robinson met with the RLA Attorney regarding the STR Amendment which would be executed by the President and Secretary prior to being recorded. The Attorney's direction was to document the action taken during the amendment ballot process and provide a summary to the members for transparency and to keep them informed.
- Slashing/chipping costs are high which can be attributed to fire mitigation efforts by the RLA members. Member Spurlin anticipated costs would go down after 2021. Robinson stated preference to provide a dumpster for material which might damage chippers. Burn piles has been mentioned as a possibility to address debris on Streamside. Member Berg stated incorporating information in the newsletter to remind homeowners to be conscious of material being placed in the slash pile such as nails and other non-combustible material.

New Business:

- It was moved and seconded (Spurlin/Brown) to appoint Joseph Lavaux as a new member for the RLA Board.
- Homeowners complaints of neighbors on Dunraven – There have been a number of concerns received regarding a property on Dunraven. Discussion ensued regarding: utilizing language from previous letters for similar instances; bringing awareness to the homeowner of the received complaints and direct them to the bylaws and articles of amendments and determining what the RLA's course of action would be should the homeowner fail to address the concerns.

State Statute 1310:

- Would be distributed to the Board so they are aware which is specific to homeowner associations and they ability to manage signs.

Next Meeting Date:

- The Board approved the next virtual meeting date for January 10, 2022 via. Agenda to be determined. 2022 Meetings would be scheduled the second Monday of the following months April; July, and October for 2022 at 6:00 p.m.

Adjourn: 7:18 p.m.