

DRAFT

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting - June 9, 2019 @ 9:00am
Balduzzi Residence on Dunraven Glade Road

Attending: Kent Mills, Rachel Balduzzi, Kristen Berg, Heather Gooch, Loretta Martens, David Stookesberry,

Also Attending: Mandy Gordon, Chuck and Sandy Reynolds, Peggy Sloan, Joan Van Horn

The meeting was called to order, the agenda was adopted with minor changes, and the minutes of the April 14, 2019 board meeting were approved. Correspondence since the last board meeting included NextDoor Post regarding trash, request from Mary Nolan regarding Eagle Scout project, photos submitted by Marcella Bicknell of prior ACC chairman Dennis Bicknell, comments from Dana Forbes regarding dwarf mistletoe on Bulwark Ridge, and Marv Gee regarding newspaper boxes at entrances to the Retreat.

Landowner/Board Member Comments: The Board complimented Kristen on the newsletter she prepared.

REPORTS:

Treasurer's report – Heather provided a proposed 2019-20 budget which the Board reviewed, made minor adjustments, and approved the balanced budget which will be included in the annual meeting packet and voted on at the annual meeting. The 2017 Income Tax was filed. It was moved, seconded and carried that \$200 be donated to the Glen Haven Association for use of the Town Hall for the farewell party for Graham Fowler on June 30th. Two liens have been filed and three are pending. It was moved, seconded and carried that a new office management firm be hired to take over the responsibilities of the RLA administrative and financial needs. President Kent will write an official letter to Hobert Office Services terminating its services.

Roads report – Chuck Reynolds provided a written report stating that 0.4 miles of RAP was installed on Bulwark Ridge and Elkridge Drives and recommended RAP be applied to Streamside Drive in the fall rather than next spring. The road grader repair has not yet been completed and leasing a grader could run more than \$8,000/month which is not a viable alternative. He announced that he will be resigning as Road Committee chairman on July 31st and will provide a description of the work for the position. The Board discussed the possibility of Board members chairing the committees with volunteers assisting. Actual road maintenance would require paid trained personnel but the coordination and budget preparation could be a Board member responsibility.

Architectural Committee report – Peggy Sloan proposed using the RLA post office box instead of the ACC having a separate box to which the Board agreed. The Alberts are planning to rebuild a home that is less than the required 600 sq.ft. The Board instructed Peggy to inform them that they must submit a variance request to the RLA Board.

Environmental and Fire Mitigation – Mandy Gordon reported that the Glen Haven Area Volunteer Fire Department was awarded \$20,000 for the water reservoir project by the Larimer County Fire Chiefs organization that must be used by the end of 2019. The project is estimated to cost \$40,000 so either a special assessment of \$100 per property owner would be needed or only a portion of the project would be completed this year. Mandy provided wording for a special assessment proposal which includes returning the special assessment to members as a reduction in the 2021 assessment should the project not be completed. Team Rubicon will be reducing fuel loads along Fishermans Lane in August and will hold an informational potluck at the Glen Haven Town Hall at 5:30pm on June 15th. They will also have a table at the Pancake Breakfast July 20th.

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Mowing will take place in July after grass is higher and drier. Most Russian Olives have been removed and patches of thistle are still being identified and treated. Next newsletter will include an article about dwarf mistletoe. Purchasing/constructing a small shed to house records and supplies was discussed and tabled.

OLD BUSINESS:

Vacation Rentals - Loretta Martens reported that Larimer County will be finalizing short-term rental regulations in September. A 67% majority vote is needed from the membership to prohibit short-term rentals in the Retreat. It was agreed to immediately send out mail ballots for voting on the issues of the Retreat road right-of-way and short-term rentals.

High Speed Internet - Century Link's installation of high-speed internet should be completed in the next 4-5 weeks and should provide service to most areas within the Retreat.

Bear Proof Trash Container – It was decided not to bring up for discussion community trash compactors at the annual meeting.

NEW BUSINESS:

Communication – All email correspondence will use the RetreatBoard@gmail.com address so that all members of the Board will receive the same information.

Annual Meeting – The annual meeting will be held Saturday, July 20, 2019, 1:30pm at the Glen Haven Town Hall. It was suggested that members who have passed this last year be remembered. The new administrative management company will assist with checking in members.

Wine & Cheese Party – Brian and Loretta Martens will assist with the wine and cheese party to be held Friday, July 19th @ 5:00pm at the Pole Barn.

Meeting adjourned.

Joan Van Horn
Meeting Recording Secretary