

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting - July 10, 2024
6:00pm @ Glen Haven Town Hall

Attending: Dan Robinson, Steve Clark, Joe Lavaux, Harry Love, Katie Phillips, Peter Sinnott

Also Attending: Ron Spurlin, Paul Besson, Geoffrey Elliot, Joan Van Horn

Minutes of the Board meeting held April 10, 2024 were approved.

Reports for the annual meeting from the Architectural Committee and Road Committee were reviewed and approved. The financial year-to-date and monthly reports were reviewed and approved. The Board then entered into executive session to discuss delinquent assessment accounts and moved, seconded and carried (6-0) to adopt the resolutions to pursue collection of all three delinquent assessments in accordance with RLA Bylaws and state laws. The executive session then ended with the regular meeting resuming.

OLD BUSINESS:

Big Thompson Watershed Coalition Contract Proposal – The Board reviewed the BTWC’s contract proposal for flood debris management in which a deposit of \$70,000 would be set up and each sediment removal by the RLA would reduce the deposit amount by approximately \$3,000 until the deposit is depleted. Members of the Board questioned whether the RLA should be in the flood debris management business on behalf of downstream users and basing services on time and materials rather than individual project could produce a totally different cost outcome. The Board directed the President to continue negotiations with the BTWC and of the RLA’s desire to be a good neighbor/partner and to request that the BTWC seek bids from contractors for the services they are requesting so that more information is provided to aid the Board regarding actual costs. The board will continue to research other avenues in which to obtain a new backhoe.

Engineering Proposals – Steve Clark and Peter Sinnott researched possible engineering studies for the Retreat’s continuing flooding problems resulting from the Cameron Peak fire. Engineer Megan Keefe agreed to provide an analysis of stream flow for Miller Fork at \$140/hr. not to exceed \$2,800 and design a solution for \$10,000. Another engineering firm proposed addressing all three streams and potential costs for a larger amount. Long term solutions could cost from \$450,000 to several million which is far beyond the RLA budget. Ron Spurlin suggested a joint approach involving Megan Keefe and Matt Luce to pursue short term solutions that are more feasible and possibly financed with a loan or with donations and/or assessment increases. The Board discussed numerous alternatives for funding any option for alleviating the flooding and decided to present the financial needs at the annual meeting and propose a more affordable approach of hiring Megan Keefe and Matt Luce based on time and materials for Miller Fork and, based on the results, then proceed with Fishermen’s Lane and Black Creek mitigation.

Reserve Study - As requested at the last Board meeting, Harry Love reviewed the current RLA reserve funds and future needs. Currently the Reserve is at \$41,000 (and will be \$47,000 after assessments are paid in new fiscal year) and future equipment replacement costs will require \$365,000. To achieve this amount, annual reserve funds would need to increase from \$6,000/yr. to \$36,000/yr.

Trails Update – An update was provided in the recent Newsletter and informed members that the trail is passable from Fishermen’s Lane Cul-de-Sac west to the junction with the National Forest. Future storms could change the conditions.

Meeting adjourned.

Joan Van Horn, Meeting Recording Secretary