

RETREAT LANDOWNERS ASSOCIATION, INC.
Annual Meeting – July 21, 2024 – 1:00pm
Glen Haven Town Hall

Attending: Dan Robinson, Brian Berg, Steve Clark, Harry Love, Katie Phillips, Peter Sinnott
Also Attending: 51 properties represented (40 attending, 11 proxies)

The Annual Meeting of the Retreat Landowners Association, Inc. was called to order by President Dan Robinson. The Board Members were introduced, members in attendance introduced themselves, a quorum was established, the Agenda and Meeting Standing Rules were accepted, and the minutes of the 2023 Annual Meeting held July 16, 2023 were approved.

REPORTS: Written reports from committees were included in the annual meeting packet and there were no additional questions from the membership.

Glen Haven Area Volunteer Fire Department

Fire Chief Kevin Ingram reported the department has 20 active firefighters and 3 in support/reserve. The Department has responded to 64 calls last year and 28 calls so far this year which are mostly medically related. The Department has a new Type One Engine and are donating the old one to Big Elk Meadows Fire Department. An App "Post Point" is available that allows tuning into active radio calls of fire and police activities such as prescribed burns. Kevin provided brochures on obtaining reflective house number signs and also the GHAVFD is providing free CO detectors for homes. Those interested can email info@ghavfd.org. The community has been recertified as a Fire-Wise community based on fire mitigation efforts which may also be beneficial in obtaining home insurance. The Pancake Breakfast held yesterday raised approximately \$29,000 [updated from this report].

NEW BUSINESS:

Home Insurance – Dave Ries has studied insurance policies over the years and reported that fewer companies are providing coverage which reduces competitive premiums, and also that fire risk has increased in this area which makes it difficult to obtain Wildland Fire Coverage. Suggestions to keep premium rates lower are to consider higher deductions, bundle policies (auto and home), inquire about discounts, note any fire mitigation and home protection measures recently applied to one's home, have CO and smoke detectors, and do not hesitate to shop around for policies. Also keep the value of the home current with market and replacement values.

ELECTION of Board Members: The terms of Joe Lavaux and Dan Robinson expire and Geoff Eliot was nominated (Paul Besson was nominated earlier but had to withdraw). Nominations from the floor were opened and Austin Wilkinson was nominated. There were no further nominations received from the floor and it was moved, seconded and carried that the nominations be closed and ballots be distributed. A short recess was taken to allow ballots to be voted on and tallied.

The meeting reconvened and President Robinson announced that Geoff Eliot and Austin Wilkinson were elected to the Board of Directors for 3-year terms.

OLD BUSINESS:

Big Thompson Watershed Coalition Proposal: Runoff from heavy rains in the Comanche Peak fire area continues to bring excessive debris and silt through The Retreat which is affecting water quality of downstream users such as City of Loveland, etc. The BTWC proposed a grant which would provide \$70,000 towards the RLA purchasing a newer backhoe and, in return, the RLA would use the equipment to remove debris/silt from retention ponds to be constructed in the Retreat. The Retreat needs newer equipment but the latest proposal is vague as to the time and machine obligations of the RLA and what its financial liability would be. The risks of the proposal versus the equipment need are

being considered. Also questioned is what costs would be involved if the BTWC directly hired contractors to remove the silt and debris. The Board will be meeting with the BTWC and express its desire to be a good neighbor but not to put the RLA at any present or future risk.

Miller Fork Crossing - Engineer Megan Keefe and Matt Luce will be working together to design and install some repair work on the Miller Fork crossing.

Miller Fork Trail – The US Forest Service has some funding to improve the Miller Fork Trail.

LANDOWNERS COMMENTS: Contracting out snowplowing and road maintenance should be considered and compared to current in-house services. Rattlesnakes are seen often on Streamside. Still receiving requests for people to turn off outdoor lights to reduce light pollution. The RLA has common ownership land that could be sold to handle expenses. People are driving too fast on RLA roads and a new RLA sign at the entrance would be welcome.

Meeting adjourned.

Joan Van Horn
Meeting Recording Secretary