

**RETREAT BOARD MEETING AGENDA**  
**January 10, 2022 at 6:00 p.m.**  
**In Person and Virtual via Google Hangouts**

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

**CALL TO ORDER.**

Mr. Martens/owner of Retreat 2<sup>nd</sup> Filing, Lots 41 and 42 provided a historical overview of the 10-foot right-of-way (ROW) which runs parallel with Miller Fork stream in the Retreat. The ROW has been consistently used as a hiking trail over a number of decades by the Retreat landowners. Mr. Martens reviewed plats which reflect the hiking path deviating from the established ROW from major floods in the area. The Cameron Peak Fire and related flooding have caused safety concerns for hikers. Research by Mr. Martens confirmed the National Forest Service trail does not officially start until after Miller Fork Road. Jim Boyd stated concerns related to parking and maneuvering by the Roads Crew while using heavy equipment and concerns for emergency vehicle access when hikers park vehicles near the trails. The estimated cost associated with vacating the ROW would be \$944.69 which would include review and approval by Larimer County Commissioners. Mr. Martens requested approval from the Retreat Board to vacate the right-of-way and requested clarification on “prohibited use” signage responsibility. Board discussion ensued regarding: The responsible party for signage and prohibiting access to the trail if the ROW is vacated; the importance to adequately notify the public of vacating of the ROW and restrictions or prohibiting access to the trail. Concern was stated for safety, landowners who experience hikers deviating from the trail and further risks associated from using the damaged trail. The Board further discussed interest in more time to review legal advice regarding vacating the ROW from The Retreat counsel. A motion was made (Berg/Robinson) to create signage, using Retreat funds, prohibiting access to the trail from the RLA Board while the Board reviews options for vacating the ROW. The Board would continue conversations related to safety concerns and signage related to use of the ROW area.

**REVIEW AND APPROVE Date MINUTES.** It was moved and second (Berg/Phillips) to approve minutes dated October 11, 2021.

**STANDING REPORTS:**

- **Roads Report:** Jim Boyd requested fire lane no parking signs at locations off the Miller Fork and Miller Fork crossing area. He recommended signage to prohibit parking at the trail head to maintain fire and Roads Crew access. He stated Larimer County installed trash racks at Black Creek and Copper Hill which must be cleared in the event of flash flooding. The Board was in support of signage at Black Creek and Copper Hill, and Miller Fork and Miller Fork, Fisherman’s Lane to prohibit road side parking to allow fire or road access. After further discussion it was determined “no parking” signs would not be needed at Fishermans Lane.
- Glen Haven Fire Chief Zagorda was in agreement with the suggestion to move stream debris to approximately ten (10) burn piles due to difficulties chipping stream debris. A burn submission has been approved by Larimer County with no objections. Retreat landowners who suffered damaged property as a result of the Cameron Peak Fire have stated concern for burn piles located adjacent to a recently

damaged property. It was recommended to hire a 15-yard container for approximately \$500 per container to remove the debris versus burning the piles. The Board was in support to commission containers and utilize RLA equipment to load the containers of the debris versus burning the piles.

- Jim Boyd stated the low water crossings at Black Creek has created a drop off which may make crossing difficult for low vehicles. The Retreat culvert at Corner Court low water crossing would be difficult for neighboring properties. Communication would be incorporated into the Retreat Newsletter which notifies landowners of the risk of ice on the roads in those areas. Jim Boyd would look into options to assist neighboring landowners with ice risks.
- **Architectural Committee (AC) Report:** There were no comments on the report. The Board would request solar permitting be reviewed by the AC to determine how/if the Board handles solar installations.
- **Treasurer's Report:** A list of members in arrears for assessments was discussed reflecting 21, members in arrears for assessments due in July of 2021. Board members would review the list and make contact with known members in arrears. Slash pile expenses were under budget with a remaining seven months in the fiscal year and road maintenance and road restoration expenses are at 80%. Jim Boyd would sell the old grader and water truck within the next few months and anticipates approximately \$30,000 into the equipment reserve.

### **Old Business:**

- 318 Dunraven Glade compliance Follow Up: The Board was in agreement to continue to monitor the property for compliance.

### **New Business:**

- President Robinson requested Board feedback regarding response to membership requests, Board engagement and responsibilities. The Board recommended a primary individual responsible for responding to requests would be important for a consistent voice and recommended including the Board group email in responses to help the Board monitor responses. In addition, it was recommended and determined the Board would institute an auto reply be engaged to confirm receipt of the request and to provide the requestor an estimated response time. The Board determined Board meeting minutes would be distributed to the membership in draft format a week following the meetings and the newsletter would be drafted within a month of each Board meeting.

The next Board meeting would be held April 11, 2022, with a preference the meeting be held in Glen Haven.

*Editor's Note – The April meeting date was changed to April 6, 2022 at the Estes Valley Recreation and Park District Community Center.*

**Adjourn: 7:41 p.m.**