



OCTOBER 1, 2026

# The Retreat

"A Piece of Earth to Live With"

## Board Meeting Report September 9, 2026

Present: Tonya Bascom (President), Gene McLean (Vice President), Ian McBride (Treasurer), Geoff Elliot (Secretary), Austin Wilkinson (Board Member at-large)

Tonya Bascom nominated David Wilberding to serve on the board. He has also volunteered for roads crew and nomination was approved.

Approval of budget for 2026/2027- Discussion on roads budget, remaining funds from 2025/26 budget in the amount of \$6,800, and reserve fund distinction. Budget was approved.

Black Creek Committee Report- Jim Boyd provided updates on bids from prospective contractors. Difficult to get responses on bid requests. Discussion about responsiveness to Black Creek bids and goal for one-week timeline. Jim shared plan to utilize existing roads funding to mitigate impact to reserve accounts. Conducting follow-up. Friday, September 11th, planned site visit day.

Glen Haven Flood Relief is inviting The Retreat Board to make a formal request of \$10,000. Currently, \$7,000 is earmarked for The Retreat. There are plans to liquidate Glen Haven Flood Relief, unless additional members of the community step forward for the board. The Retreat will submit a letter requesting \$10,000, or up to the balance of The Retreat designated funds, from the Glen Haven Flood Relief for use on Black Creek projects.

Architectural Control Committee- George Brelig has retired from the position of ACC Board Chair (thank you for your service). Austin Wilkinson volunteered to serve in the role.

Note from landowner about work on Saddle Ct. Geoff provided response.

Social/Newsletter- Newsletter will be published quarterly with content from each committee, including a board meeting report. Tonya has coordinated to include information from Big Thompson Watershed Coalition.

The social committee has scheduled an October get together. Do not intend to utilize funds.

Website updates- Geoff sent an email to community volunteers who have expressed interest in supporting website.

Directory updates – Discussion on needed updates and strategy to update.

Cheley Camp update – Tonya contacted Cheley to discuss private road use. Responded with request to utilize roads in 2027 for two days. Will provide advanced notice. Offered volunteers for Retreat activities to offset impact. Discussed the need to document permission and need to renew annually.

Big Thompson Watershed Coalition Project Discussion- Marin Oshmann with BTWC is leading the watershed project along Miller Fork (currently on-hold).

### The Retreat Board of Directors

Tonya Bascom,  
President

Gene McLean  
Vice President

Ian McBride  
Treasurer

Geoff Elliot  
Secretary

Austin Wilkinson  
Director

Do you have a question,  
concern or feedback for the  
Board of Directors  
Email us at  
[retreatboard@gmail.com](mailto:retreatboard@gmail.com)

### Upcoming Board Meetings

November 3, 6PM

February 2, 6PM

May 4, 6PM

July 18 – Annual Meeting  
August 3, 6PM

Contact  
[retreatboard@gmail.com](mailto:retreatboard@gmail.com)  
for access details.

### Reminder about Invasive Plants

In Colorado, the heaviest weed-pollen peak occurs in the months of August-December. Infamous invasive and allergen-heavy weeds like tumbleweed (Russian thistle), kochia, sagebrush, and ragweed release large amounts of pollen until stopped by freezing temperatures.

Our beautiful Retreat landscape is vulnerable to these invaders. Do your part to keep invasive species out of your yard.

To learn more, visit:  
<https://www.coloradolandcan.org/NW-Colorado/Invasive-and-Native-Species-Resources/>



## Retreat Fire Mitigation Report

It has been a very successful 2026 Fire Mitigation season. Volunteer work days so far have accrued 356 man-hrs of labor and generated ~10,000 ft<sup>3</sup> of slash. We have had 18-22 volunteers each work day. Eleven properties have been worked with 1 more on the schedule for September. We can't thank the volunteers enough. They show up, work hard, and have fun.

In addition to the volunteer work days, property owners have generated ~20,000 ft<sup>3</sup> of slash through their own efforts. Almost 18,000 ft<sup>3</sup> of the 30,000 have been chipped and the chips recycled by Jim Boyd who delivers them to a landscaper in Loveland. The remainder were chipped on the roadside and the chips broadcast back onto the property. So far, our chipping costs have been \$9800 with \$2800 paid for by our Larimer County Grant. We have an additional \$2200 from Larimer County to help fund our last chipping dates on October 7 and 8. I have also applied for a Colorado State Forest Service Grant for 2027 in the amount of \$6500 to cover 50% of our estimated chipping costs for next year. With insurance companies imposing mitigation criteria on more and more properties this program will become even more important.

Keep up the good work everyone. Our program is unique to Larimer County. 2027 will be another busy year as several property owners have already reached out to have work done. We also can perform roadside mitigation if there are any open work days.

Kevin Zagorda

## Slash Yard Rules

The Retreat Slash Yard is for Retreat Landowners only. Please do not give out the slash yard padlock combination to contractors or anyone else.

- All slash must be hauled to the lower lot, below the equipment barn, and as far down as possible. Signs will be installed soon.
- Unload and stack your slash as close to other piles of slash as possible.
- Do not unload slash in the middle of the yard.
- Stack all slash with limbs pointing in the same direction, towards the center of the yard.
- No pine needles, pinecones, logs, lumber, construction trash, flood debris, weeds.

In general, the Retreat slash yard is for limbs and small trees that have been cut on Retreat property and are no more than 7 inches in diameter.



## Pet and Neighbor Safety



There was discussion at the annual meeting regarding pets running freely in The Retreat. Several homeowners reported incidents where dogs snapped at them or the pet stepped directly in front of a moving vehicle. Recently, one homeowner had extensive damage to their property from roaming dogs (not from The Retreat). With mountain lions and bears in the area, letting pets run the neighborhood is not safe for them either. Please do your part to help. This is not a HOA issue. Homeowners should contact Larimer County Animal Control if you are having ongoing issues that can't be resolved with a neighborly conversation.



**Burn Ban:** There is still a burn ban in effect in Larimer County and the risk of fire is high.

## Fire Mitigation Work Days/ Slash Schedule and New Guidelines

Saturday, September 26th will be our last wildfire mitigation workday of the year. We will need a few sawyers with chainsaws, some with limbing saws and loppers, and some who are able to carry/drag limbs and slash to the dump trailer and help load it. We will meet at the Retreat Equipment Barn at 9:00 AM. Bring gloves and any other appropriate tools that you are comfortable using. We should be done around 1:00 PM, but those who need to leave earlier can do so.

Wednesday, October 7th will be our last roadside slash chipping day of the year. This Retreat-funded service has grown substantially over the past five years. Those who have slash on their property can have it chipped onsite instead of hauling it to our slash yard. Slash must be stacked neatly along the property line with a Retreat Road. Please avoid stacking it in drainage ditches. Slash should be stacked with the large diameter ends pointing towards the road. Acceptable slash includes limbs or small trees of seven inches in diameter or less. NO logs, lumber, pinecones, pine needles, small shrubs or weeds and no flood debris. Our contractor will chip the slash where it is stacked and will broadcast the chips on your property. If you do not want the chips on your property, you must haul the slash to our Retreat Slash Yard for chipping. Anything rejected by our contractor must be removed from the roadside by the property owner. If you have not already notified Kevin of your roadside slash to be chipped, please email Jim by October 5th with your physical address.

New roadside chipping restrictions for 2027: Due to the increasing costs to the Retreat to provide this valuable service, we will begin cracking down on how slash is stacked. Beginning next year, slash that is not stacked neatly with the large ends pointing towards the road will not be chipped and it will be the responsibility of the landowner to haul the slash away within two weeks. This is a requirement of our contractor for other subdivisions.

**PLEASE DO NOT STACK ANY SLASH ALONG RETREAT ROADS AFTER OCTOBER 6TH.** Doing so will interfere with road maintenance and snow plowing.

Jim Boyd Email: jim1371@outlook.com 970-481-4279

## Fall 2026 Retreat Roads News

**Black Creek Drive:** Jim is awaiting bid proposals from three contractors for installing culverts in the four remaining low-water crossings along Black Creek Drive. The proposals will include extending the existing culvert at the top of Black Creek Drive and widening the roadway at that culvert. If the cost is affordable and the Retreat Board approves the expense, we should have restored reliable year-round access through this section of road for the first time in almost six years by this winter.

If we proceed with construction on Black Creek Drive this fall, it will be necessary to have full closures during workday hours. Retreat residents will be notified via email once the dates and times are determined. The road will be open outside of work hours (overnight). The money to pay for this construction will come from the Retreat Road Budget and designated funds donated to Glen Haven Flood Relief. If you would like to help with this endeavor, please consider making a tax-deductible donation to Glen Haven Flood Relief, P O Box 271, Glen Haven, CO 80532. Put "Retreat Roads" on the memo line of your check.

**Snow Plowing:** A few reminders:

- Please do not park vehicles, trailers, etc. along the road right-of-way (25 feet out from the center of the road). Please do not park any vehicles in cul-de-sacs.
- Do not stack slash along Retreat roads after October 6. We will let everyone know in late spring when you can begin stacking slash along the roads again.
- We will plow when the depth of snow is four inches or greater.
- We do not sand or salt our roads, and we do not plow driveways or personal property, with the exception of the GHAVFD Firehouse No 2 driveway and parking area.
- If you are aware of a tree that has come down on the road or a vehicle that is stuck, blocking the road, please contact Jim ASAP. We will assist as much as possible in order to make the road passable. We do not provide towing services, but we may pull a vehicle in order to open access through a Retreat road. If you're unsure, contact Jim and he will take a look and let you know whether the Retreat crew can help.

Thanks for your help in keeping roads clear so we can maximize plowing efforts.

