

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – January 15, 2025
6:00pm @ Glen Haven Town Hall

Attending: Steve Clark, Geoff Elliott, Peter Sinnott, Austin Wilkinson, and Brian Berg, Harry Love, Katie Phillips via Zoom

Also Attending: Jim Boyd, Joan Van Horn

Minutes of the Board Meeting held October 16, 2024 were approved.

SNOWPLOWING ALTERNATIVES: Geoff Elliott obtained quotes from numerous contractors for snowplowing the RLA roads. All quotes were considerably higher than RLA's in-house snowplowing even when evaluating all financial aspects such as depreciation, etc. He recommended the Board stay with the existing system and re-evaluate in a few years.

ROADS REPORT: Jim Boyd reported that another resident has been recruited for roadwork. 4" diameter pipes were installed and surrounded by rocks as well as other variations to deal with winter drainage/ice buildup on Black Creek Road crossings. Another possibility would be a cattle guard.

The Big Thompson Watershed Coalition (BTWC) has not provided an air curtain burner to eliminate the accumulated slash piles. It may consider hauling the slash away. Hopefully this and the pond sediment project will be addressed at the BTWC meeting scheduled for January 16th. The amount of slash is increasing without authorization so a security camera may need to be installed.

The Larimer County Office of Emergency Management may have grant funds available for fire mitigation which should be promoted in the RLA if available.

Road maintenance in the spring will include adding recycled asphalt to a portion of Bulwark Ridge and Copper Mountain Road. The GHAVFD requested some be added by the fire station.

Miller Fork Road is being compromised by the increased construction traffic for a new home which is still in the construction phase after two years.

New tires were obtained for the backhoe and replacing the gate posts damaged in the Cameron Peak Fire is planned.

INFRASTRUCTURE EVALUATION AND RECOMMENDATIONS: Following up on the last meeting's discussion of the current status of the RLA infrastructure and what is needed for the future, Peter Sinnott proposed that a committee be formed to diligently study this. Such needs to be evaluated and strategies proposed to improve the overall infrastructure and presented to the membership for vote at the next annual meeting. Peter moved that a committee be established to analyze the current infrastructure including financial aspects, determine what will be needed to improve the infrastructure, and provide alternative strategies to meet these needs along with costs and funding requirements. The motion was seconded and unanimously carried. Peter Sinnott agreed to chair the committee and Harry Love, Geoff Elliott, Steve Clark agreed to serve with Jim Boyd serving as an advisor. A few more members may be added to the committee. It was also proposed that the membership be surveyed for their input as to what improvements are needed for the overall infrastructure of the Retreat. Some research will be needed to determine a timeline for review and presentation of proposals from the Committee to the membership and what percentage of majority vote will be required for passage of any proposals.

Meeting adjourned.

Joan Van Horn, Meeting Recording Secretary