

RETREAT LANDOWNERS ASSOCIATION, INC.
Annual Meeting – July 20, 2025 – 1:00pm
Glen Haven Town Hall

Attending: Steve Clark, Brian Berg, Geoff Elliott, Harry Love, Peter Sinnott
Also Attending: 81 properties represented (59 attending, 22 proxies)

The Annual Meeting of the Retreat Landowners Association, Inc. was called to order by President Steve Clark. The Board Members were introduced, a quorum was established, the Agenda and Meeting Standing Rules were accepted, and the minutes of the 2024 Annual Meeting held July 21, 2024 were approved with the correction of the fire cited under Big Thompson Watershed Coalition Proposal be changed from Comanche Peak Fire to Cameron Peak Fire.

REPORTS: Written reports from committees were included in the annual meeting packet.

Roads Report – Jim Boyd added to the written report that a newer truck was purchased with an eleven-foot plow with reserve funds and sale of the old snowplow truck. He also commented that truck and heavy equipment associated with new construction within the Retreat is compromising road conditions and enacting a possible fee should be researched.

Glen Haven Area Volunteer Fire Department - Fire Chief Kevin Ingram reported the department has 20 active firefighters, 4 in support/reserve and one junior trainee. The Pancake Breakfast held yesterday raised approximately \$32,000+. In 2024, 43 calls were received and 31 carbon monoxide detectors were installed in residents' homes. The Community Wildfire Plan is being revised and local input is welcome. He commented that Black Creek Drive is important for emergency responses as well as providing an evacuation route and minimizing response time. The department has several high clearance vehicles that can handle rough roads.

Treasurer Report – Harry Love presented the 2024-25 budget without an increase in the assessment as well as one including the proposed \$200/member assessment increase which would provide \$43,400 to the Equipment & Building Reserve.

NEW BUSINESS:

Election of Board Members - The term of Harry Love expires. Gene McLean had been nominated. Nominations from the floor were opened and there being no further nominations, it was moved, seconded and carried that the nominations be closed.

GHAVFD Special Assessment – The Association must vote every three years to approve a special assessment to support the GHAVFD. The \$100/yr special assessment proposal is included on the ballot.

Proposed Annual Assessment Increase of \$200 – Information regarding the need for an increase in assessments was included in the meeting packets, also communicated by email, and further discussion took place at this time. It was moved, seconded and carried that discussion cease and that the matter be voted on. This matter requires a 2/3 majority vote of the properties represented at the meeting in order to pass.

Ballots for the three issues (noted above) were included in the meeting packets and a short recess was taken to allow ballots to be voted on and tallied.

The meeting reconvened and the results were as follows:

Gene McLean was elected to the Board of Directors for a 3-yr term: 80 Yes, 1 Abstain
GHAVFD Special Assessment of \$100/yr/property owner for 2025-28 passed: 74 Yes, 7 No
Annual Assessment increase of \$200 starting this fiscal year passed: 59 Yes, (54 “yes” votes were needed to meet the 2/3 majority requirement)

Black Creek Road Status & Options – It was moved and seconded that this issue be tabled and that the Board and/or a newly formed committee research ways to maintain and keep Black Creek Road accessible and to include possible long term solutions. The vote was taken by raising hands and it passed: 48 Yes, 14 No

Board Vacancies – Some vacancies on the Board may occur this next year as current directors’ properties sell or the Board experiences resignations. The Board has the authority to replace such vacancies and is seeking volunteers who would like to serve on the Board.

LANDOWNERS COMMENTS: Large fallen trees across Miller Fork could be potential flood hazards. Question was raised and explained regarding private road and public road differences in funding and maintenance. Scheduled road work projects need more volunteers. A community message board or website message board would be helpful for communication. The Board welcomes ideas for this. Some slash piles were not picked up but may be later in the year. Notify Board if still not picked up. More signage on the private roads regarding being private and no overnight parking was encouraged.

Meeting adjourned 3:24pm.

Joan Van Horn
Meeting Recording Secretary