

**RETREAT LANDOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**March 18, 2018 @ 9:00am**  
**Gooch Residence on Dunraven Glade Drive**

Attending: Graham Fowler, Kristen Berg, Frances Cunningham, Heather Gooch, Loretta Martens, David Stookesberry, Joanne Zagorda

Also Attending: Peggy and Vernon Burch, Peter Hillman, Chuck Reynolds, Peggy Sloan, Rich Gilmore, Joan Van Horn

The meeting was called to order, the agenda was adopted as presented, and the minutes of the December 3, 2017 board meeting were approved. Correspondence was received (via letters, phone, texts and email) since the last Board meeting from the following: Tom O'Shea regarding ATV use, Peg Sloan regarding Landowner/Board member comments and Jennifer Godfrey. The Board agreed that even though "Landowner/Board members comments" is listed early in the meeting agenda, comments would be allowed throughout the meeting.

**REPORTS:**

**Treasurer's report** – Joanne Zagorda presented a property sales report and a financial statement through March 15th. Three liens have been filed for delinquent assessments.

**Roads report** – Chuck Reynolds reported that the repair of the eroded portion of Black Creek Road was completed. He submitted a written report with a map outlining this spring's road maintenance projects for which bids are currently being obtained. He recommended that a minimum of \$28,000 be budgeted for road maintenance for the next fiscal year. Chuck has served five years as Roads Chairman and will be stepping down from this position end of July.

**Architectural Committee report** – Peggy Sloan said a culvert installation for the Murzas was approved but that obtaining contact information on new owners has been challenging which makes it more difficult for the committee to do its job. There are still positions open on the committee.

**Environmental report** – Peggy Burch reported that the very dry conditions have escalated the wildfire danger and now would be a good time to encourage property owners to remove slash material and combustible fuels from around their houses, remove dead limbs off the lower portion of tree trunks, and follow wildfire mitigation procedures suggested by the GHAVFD. Peggy agreed to write an article for the next newsletter regarding residential wildfire mitigation in cooperation with the GHAVFD.

**OLD BUSINESS:**

**Phillips Property/Road ROW** - Based on the recommendation of the RLA attorney, a full land survey will be conducted to identify the property lines of the property owned by Ed Phillips on Streamside Drive with respect to the road right-of-way rather than the completed site plan.

**OHV/ATV Policy** – Kristen Berg drafted a policy on OHV/ATV use in the Retreat. It was moved, seconded and carried that the policy be approved for publication with the addition that it be subject to a one-year trial basis and be voted on at the next Board meeting.

**Webcam** – The current webcam on the Sinnott property has a somewhat foggy lens but the Board agreed that it is adequate for the current usage.

**VRBO** – VRBO and other types of rentals are not considered home businesses. It was strongly agreed that a publication should be provided to rental properties (and homeowners) outlining important information about the Retreat that would be of benefit to renters and also to provide a quick reference to obtain further information. Loretta agreed to write the publication.

**Website/Newsletter** – It was questioned whether including minutes as part of the newsletter was desirable. It was decided to keep the minutes in the newsletter even if it increases the length. Heather stressed the importance of reaching all RLA members through various methods but a faster, more efficient way of obtaining new member contact information is needed. Graham agreed to pursue this and suggested that new members be introduced in the newsletter as had been done previously.

**Chenoweth Land Exchange** – The US Forest Service/Chenoweth land exchange is in its final stages with signatures currently being obtained for the documents. The RLA has signed its documents but several affected property owners still need to sign. The land exchanges will benefit RLA members by providing more open space.

## **NEW BUSINESS:**

**High Speed Internet** – Peter Hillman provided a thorough comparison of two prospects for improving internet service in the Retreat. Century Link has plans to upgrade the DSL service possibly beginning this summer. Broadband Internet being proposed through the Estes Park Light and Power system which would provide a more efficient, faster internet with greater future growth but may take 3 years or more. More information should be available in the next few months. Peter requested feedback on the information before including in the next newsletter.

**2018-19 Budget** – Joanne requested input from Board members as to whether or not they recommended spending additional funds on road maintenance this next fiscal year. Payment of some long overdue assessments this fiscal year would allow this increased expenditure but because the income came this year and would not come in the next fiscal year, next year's budget would show that the total expenditures would exceed the total income. The Board could also consider increasing the contingency reserve and the \$25,000 equipment reserve. The Board recommended budgeting the extra funds for road maintenance this next fiscal year and to consider increasing the equipment and contingency reserves. The Financial Committee will meet soon to draft next year's budget. Joanne also will be retiring as Treasurer when her term ends in July.

**Board Candidates** – The terms of Frances Cunningham and Joanne Zagorda will expire in July and neither is planning to rerun. Positions are also open on the ACC and Roads Committees.

**Annual Meeting/Wine & Cheese Gathering** – The annual meeting is set for Saturday, July 28, 2018 at 9:00am at the new Town Hall in downtown Glen Haven. The new Town Hall may not be totally completed but should be able to accommodate meetings. The Wine & Cheese gathering is scheduled for Friday, July 27 at 6:00pm at the Pole Barn. Members are asked to bring wine and cheese to share and to bring their own lawn chairs.

Next Board meeting is scheduled for Monday, June 18<sup>th</sup> @ 6:00pm at Joanne Zagorda's residence on Miller Fork Road.

Meeting adjourned at 11:40am.

Joan Van Horn  
Meeting Recording Secretary