

**RETREAT LANDOWNERS ASSOCIATION**  
**Board of Directors Meeting – April 6, 2022**  
**6:00pm at Glen Haven Town Hall**

Attending: Dan Robinson, Bruce Brown, Steve Clark, Ron Spurlin, Joe Lavaux and Katie Phillips via Zoom  
Also Attending: Jim Boyd, Martha Clark, Joan Van Horn

**BOARD VACANCY** – It was moved, seconded and carried that Steve Clark be appointed to fill the unexpired term (2023) of Kristen Berg who resigned.

**ROADS COMMITTEE** – Jim Boyd pointed out that \$34,200 was budgeted for Roads in 2006 compared to \$28,000 budgeted for 2021-22. With increased costs of road maintenance and materials in addition to the increased traffic on the roads since 2006, the roads budget has not raised appropriately over the 15 years putting the Retreat considerably behind in road maintenance.

Larimer County will complete its portion of repairs on Black Creek and Streamside Drive in May. Such work will not include installing culverts on the low-ground stream crossings so this will be a future RLA expense. Twelve pallets of sand bags will be delivered and put in several vulnerable locations. Flash flooding is expected to occur again this summer as the fire damaged drainages will not be able to contain rainfall due to the continued lack of vegetation.

Jim Boyd presented a proposed budget for 2022-23 incorporating the higher costs and inflation which could still rise prior to the actual work being completed. The total budget proposed is \$71,800.00 which includes road base for 1 to 1-1/2 miles. A few repairs will be made on the old grader and then sold.

**ARCHITECTURAL COMMITTEE** – A written report was submitted by George Brelig which contained approval of the application for a yurt residence at 459 Black Creek and responses to inquiries.

**FINANCIAL REPORT** – Ron Spurlin presented the financial report through March 31, 2022 which showed that the road budget funds have already been spent for this fiscal year. Nine members are delinquent in their dues. The Board agreed that final notices should be sent to these members with a deadline to meet in order to prevent lien filings.

It was moved, seconded and carried that the excess funds from the water reserve be transferred to the roads budget. It was also moved, seconded and carried that the annual \$15,000 transfer to the equipment reserve be transferred to the roads budget instead as the new grader has been purchased and road maintenance is a greater need at this time. The proceeds from the sale of the water truck and old grader will go to the equipment reserve.

**MILLER FORK TRAIL EASEMENT** – Everything has been submitted to Larimer County to vacate a portion of the severely flood damaged Miller Fork trail easement from the upper Streamside Trailhead to the Fishermans Lane Trailhead. The county process will take approximately four months.

**SHORT TERM RENTAL VIOLATIONS** – Joe Lavaux recommended the bylaws amendment prohibiting short term rentals in the Retreat be included with the Covenants to be more visible and easier to access by interested parties. If fines are adopted for violations, it was recommended that they be high enough to discourage violations. Joe agreed to head a committee to research imposing fines and to submit recommendations for the next Board meeting. It was also recommended that the next newsletter remind members that short term rentals are not allowed and that the Website be checked to make sure it is up-to-date on it also.

**DUNRAVEN GLADE RESIDENCE COVENANTS VIOLATION** – A formal letter from the RLA attorney sent in December 2021 notifying a resident on Dunraven Glade of a covenant violation has not received a response. The Board agreed to contact the property owner in person to see what his plans are to bring his property into compliance.

**2022-23 ASSESSMENT RECOMMENDATION** – With increased costs and inflation for road maintenance plus the continued expenses associated with flooding from the Cameron Peak Fire, it was moved, seconded and carried that the proposed 2022-23 assessment be raised to \$500.00. An explanation of the needs for this increase will be included in the next newsletter.

**NEW BOARD MEMBERS** – Bruce Brown and Ron Spurlin agreed to contact several members about being candidates for the Board election in July.

**LARIMER COUNTY COMMUNITY FIRE MITIGATION GRANT** – An application has been submitted for a grant up to \$10,000 for fire mitigation in the RLA. Grant awards should be made by late April/early May.

**EMPLOYMENT VS CONTRACT LABOR FOR ROAD MAINTENANCE** – Currently road maintenance is completed using contract labor as opposed to hiring employees. The Board will research both alternatives as well as possible insurance coverage to protect the individuals.

**ANNUAL WINE/CHEESE AND ANNUAL MEETING** – The Wine and Cheese gathering will be at the residence of Kent and Susan Lowry on Friday, July 15<sup>th</sup>, 5:00-7:00pm.

The annual meeting will be held Sunday, July 17, 2022 at 1:00pm at the Glen Haven Town Hall.

**COMMENTS** – Ron Spurlin was contacted about a possible grant available to address human and bear conflicts. The Board decided not to pursue it at this time.

Several sets of minutes of Board meetings are not on file currently. Ron and Katie agreed to work on this project.

**Next Board meeting is scheduled for Wednesday, July 13, 2022 at 6:00pm at the Glen Haven Town Hall.**

Meeting adjourned at 7:32pm.

Joan Van Horn  
Meeting Recording Secretary