

Retreat Board Meeting 5/4/2026

Attendance: Pete Sinnot, Geoff Elliot, Austin Wilkinson, Katie Phillips, Ian McBride, Gene McLean, Jim Boyd, Kevin Zagorda, Gary Friery, Eliza Rayner

Call to order: 6:01PM

- Approve January meeting minutes
 - Motion to Approve: Pete
 - Second: Austin
 - Approved – All in favor (6-Yes)
- Landowner comments
 - Eliza Rayner expressed concerns over dogs outside of their owner's property, with some causing concern. Comment received and flagged for note in annual meeting.
 - Ron Spurlin presented a letter to board (attached) in advance regarding website updates. Board noted need to review website and update.
- Treasurer's Report - Ian provided update on Retreat budget for 2025-26 tracking within revenue. Some minor expense categories varying from estimates.
- Committee Reports (attached) – All committee reports were presented. No questions from Board.
- Additional Comment – Jim inquired about guest speakers at annual meeting. Kevin noted BTWC would be in attendance.

Meeting Adjourned: 6:59PM (First – Pete Sinnot, 2nd – Gene McLean)

April 29, 2026

Items for the Retreat Board to discuss at their May 4th board meeting.

1. I have requested the Retreat Board numerous times over the last three and a half years to designate a board member to transfer the Retreat safe deposit box key over to. I understand that there will be new board members this year at the annual meeting. It would make sense at that time to appoint one of the new longer term board members to have the safe deposit box key.
2. The Retreat web site is how the Retreat membership can stay up to date with what is happening and what will be happening in our community. Unfortunately, the Retreat web site has many things that need to be updated. It is the board's responsibility to do this.
 - a. Board of Directors still shows Steve and Harry on the board.
 - b. The Roads Committee does not show the correct members.
 - c. It would be nice to show a new photo of the new truck and trailer that the Retreat now has.
 - d. The last board meeting minutes were January 2026.
 - e. Financial Annual Reports for 23-24, 24-25, and 25-26 are not shown.
 - f. The last quarterly reports shown were 2025 March.
 - g. The last Newsletter shown is 2022.

Next Retreat Board Meeting - May 4th

Kevin zagorda <kzbruins@hotmail.com>

Sun, Apr 26, 2026 at 7:57 AM

To: Geoffrey Elliot <geoffrey.d.elliott@gmail.com>, Retreat Board <RetreatBoard@gmail.com>, Jim Boyd <jim1371@outlook.com>, "georgebreli@gmail.com" <georgebreli@gmail.com>, Ron Spurlin <RSpurlin@msn.com>

Fire Restoration Report

2026 Volunteer Work Days:

- 6 volunteer work days scheduled for the last Saturday of the month from April to Sept
- 7 property owners have requested work
- 5 have been inspected
- 2 have been completed
- 2 are still in progress and will be done before next work day
- 3 remaining properties will work in May, June, & July
- 50.5 man-hrs and 3 dump trailer loads generated so far
- Once properties are done will shift focus to roadsides (Miller Fork Rd, Streamside) in Aug & Sept

Slash Chipping:

- 4 Sessions scheduled (April, June, August, October), 2 days per session
- Roadside and slash pile
- April session - \$3800

CWDG Grant (Community Wildfire Defense) - \$9.856M & 5 years

- Grant covers entire Estes Valley - 7 miles of roadways (~\$1M), D-Space (~\$4.1M), Landscapes (~\$2M), Biomass Mgmt (~\$1M), Evac Plans (~\$330K), Project Mgmt (~\$1.4M)
- Working with BTWC, GHAVFD, & GHA to identify scope of work in Glen Haven.
- Next Meeting - Monday May 11

LCOEM Community Mitigation Grant

- Requested \$10K to offset slash chipping costs
- Awards to be announced May 4

Kevin Zagorda

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From: Geoffrey Elliot <geoffrey.d.elliott@gmail.com>

Sent: Sunday, April 19, 2026 5:48:14 PM

To: Retreat Board <RetreatBoard@gmail.com>; Kevin Zagorda <kzbruins@hotmail.com>; Jim Boyd <jim1371@outlook.com>; georgebreli@gmail.com <georgebreli@gmail.com>; Ron Spurlin

<RSpurlin@msn.com>

Subject: Next Retreat Board Meeting - May 4th

[Quoted text hidden]

Black Creek Road committee report for Retreat Board Meeting on May 4, 2026

Since our committee met on January 22, 2026, Jim has made improvements to the two crossings where culverts were put in. He has been able to source a lot of free dirt material to build up the area around those culverts. Fortunately, with the lack of snow this winter there have not been any issues with any of the crossings. And with very little snowpack, we should not expect any high run off from the melting snow. So, the culverts have so far been a very good improvement to Black Creek and Corner Court. I know the residents are very pleased.

The committee will meet again in May or June so we can provide another committee report.

Ron Spurlin

Roads Team Board Report – May 2026

- **April roads maintenance:** Jim and Rock graded, watered, raked and compacted many sections of RLA roads. They applied just over 80 dump truck loads of recycled asphalt to the worst sections of roads. Wages for Jim, Mark and Rock will be approximately \$10,000. Reimbursable business expenses are approximately \$11,000, which include: water truck rental for \$4,000, replacement water pump for \$800, diesel for water truck, 9 dump truck loads of recycled asphalt from High Plains Excavation to supplement deliveries from Ward Construction, all charged to Jim's personal credit card. Total expense for recycled asphalt is expected to be approximately \$45,000.
- **Jim will submit April invoices on May 4:** To include adjusted rental truck invoice and all hours for April Road work. Reimbursable business expenses charged to Jim's personal credit card in April exceed \$11,000 and wages of just over \$6,000. It would be nice if Jim could be paid ASAP, so he does not have to pay interest on these credit card charges.
- **Mark Bowsher** is no longer on the roads team.
- **Thank you to Kevin Zagorda** for taking over coordination of mitigation efforts. Chipping and mitigation expenses are currently paid out of roads budget. Jim recommends creating a separate line for environmental/mitigation in the 2026-27 budget. Jim is still volunteering his time to tow the dump trailer.
- **LCOEM Community Mitigation Grant:** Last year we received \$10,000 for the purchase of our dump trailer. This year they are awarding RLA \$5,000 to assist us with paying for chipping slash. There are many new requirements for contractors who are eligible to bid. We must submit bids from at least three contractors who meet all qualifications. Jim will continue to work on securing this funding.
- **Slash chipping in April was \$3,800.** More than ever before, due in part to the volume of slash and in part to rocks contaminating slash, caused by compacting slash with backhoe.
- **Black Creek Culverts:** Rock and Jim installed two 36-inch culverts at low water crossings last November. One at Corner Court and one at the top of Black Creek, just below Copper Hill. Both were installed on top of the grouted riprap and have recently had significant amounts of donated fill/dirt compacted around them and capped with recycled asphalt. Jim recommends similar culvert installations at the four remaining low water crossings on Black Creek Drive during our next fiscal year.
- **Glen Haven Flood Relief Fund** has approximately \$4,500 in donations designated for Black Creek Drive improvements. We should receive a check within the next week.
- **Our grader will be sent to 4Rivers John Deere** in late summer, early fall for 1,000-hour service and a replacement circle drive unit and gears. This will be a budgeted 2026-27 expense.
- **Jim will be developing a proposed Roads budget** for next fiscal year, available by mid-June, unless needed sooner. What's the status of our Equipment Reserve Fund?
- **Jim and Kevin Z. will be representing the Retreat** on the Gateway to the Rockies USDA Community Wildfire Defense Grant committee. Millions of dollars will be distributed from 2026-2031 to communities from Loveland to Estes Park.

Respectfully submitted by Jim Boyd