

“Due to scheduling conflicts, the date of the special meeting of the RLA has been changed to May 12, 2012.

**RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – March 17, 2012 @ 9:00am
Mary Nolan’s Residence – Elkridge Drive**

Attending: Mary Nolan, Dick Boggs, Marv Gee, Amanda Gordon, Kent Mills, Peter Sinnott

Also Attending: Peggy and Vernon Burch, Duke Sumonia, John Nolan

The meeting was called to order at 9:05am. The agenda was adopted with additions and the minutes of the previous board meeting held December 10, 2011 were approved with minor corrections.

Board Members Comments – It was noted that executive sessions of the Board were held November 19th and December 10th, 2011, and February 1, 2012 regarding the pending lawsuit and documents. President Nolan read a summary of correspondence received and contacts made since the previous Board meeting and commented that information regarding RLA Board actions should be correct and accurate before communicating such to the public. Marv Gee also offered comments/observations.

REPORTS:

Treasurer - Written financial reports were submitted by Hobert Office Services. The checking account balance was \$ 24,215.28 and the money market account balance was \$49,991.83 as of March 14, 2012. Three assessments for 2010, fifteen assessments for 2011, and 25 assessments for 2012 have not been paid. One property has sold since December 7, 2011. The Board requested that any future financial information include only figures and not names unless specifically requested by the Board.

Architectural Control Committee – Dennis Bicknell's report dated March 15, 2012 stated that no applications for cabin construction have been submitted and none are pending.

Roads – Dick Boggs reported that spring grading is underway. There are two very important projects for 2012 if funds are available: (1) .3 mile of Streamside and .2 mile of Miller Fork need to be resurfaced and, (2) the pickup/snowplow needs to be replaced as it needs major repairs and is not safe to operate.

Environmental/Forest Preservation – Peggy Burch said she would email her report.

Website – Newsletters are available on the website.

Newsletter – No report. It was suggested that all RLA email addresses be sent the newsletter via email rather than hard copy to save on postage. It was decided to review how members are currently receiving the newsletter before implementing this idea.

OLD BUSINESS:

Nominating Committee Update – Five Board positions will be available for election at the annual meeting. Candidates are needed.

Website Password Protection – The Board agreed that requiring a password to access the RLA website would be prudent. The initial fee is \$150 to set it up. The Board directed Amanda Gordon to research if additional fees will be required and to proceed with the implementation.

Lorenz vs. RLA Lawsuit - No movement has occurred to date on the appeal and parties are still waiting for the Court of Appeals to establish a briefing schedule.

NEW BUSINESS:

Assessment – Making the \$100 donation to the Glen Haven Area Volunteer Fire Department a special assessment rather than a voluntary donation was discussed at great length. It was moved, seconded and carried that a motion be proposed for the annual meeting that would include a \$100 special assessment to the GHAVFD for three years. The wording of the motion will be prepared by an attorney and submitted for review at the June RLA Board meeting.

Budget Year – Peter Sinnott proposed changing the fiscal year of the RLA budget from January 1 – December 31 to August 1 – July 31. Such a change would coincide with Board member terms of office and would allow for timely year-end financial statements and budget to be reviewed by the membership and discussed at the annual meeting. It was moved and seconded that the Board recommend changing the RLA budget fiscal year from January 1 – December 31 to August 1 – July 31. The motion passed 5-1. It was then moved, seconded, and carried that a new August 1, 2012 – July 31, 2013 budget be prepared and available at the annual meeting should the previous motion be approved. An amendment to the Bylaws (to be voted on at the annual meeting) will be necessary to enact a change in the budget fiscal year.

Documents Revisions – At the December 10, 2011 executive session of the Board, it was approved to have Hindman Sanchez review and propose revisions to the governing documents of the RLA. A special meeting of the RLA membership has been scheduled for Saturday, May 5, 2012, 1:00pm at the Glen Haven Town Hall to present draft revisions for review and comments by the membership. Notice of this meeting will be sent to the membership one month in advance of the special meeting.

RLA General Attorney – It was moved, seconded and carried that legal services of Moeller & Graf be discontinued and that a letter of appreciation for past service be sent to David Graf.

Gate Near Slash Pile – An attempted break-in occurred recently at the barn located next to the slash pile and installing a gate would provide additional security for both. A gate will be purchased and installed and the combination of the lock will be given out to the membership.

Call Tree – The Board decided to discontinue the outdated “Call Tree” at this time.

Annual Meeting – The 2012 Annual Meeting of the RLA will be at the Rocky Mountain Park Inn (formerly named the Holiday Inn) on Saturday, July 21, 2012 at 1:00pm in Salons E & F.

Standing Meeting Rules – Amanda Gordon recommended minor changes to the Standing Meeting Rules for the annual meeting and will submit the specific changes to the Board at the June Board meeting.

Voting Privileges/Lots/Assessments – A question arose as to the voting rights and assessments required of an owner having two separate houses on two separate lots. The Board decided to review this situation at its June meeting which will follow the special meeting to review/revise the current RLA governing documents.

Insurance – The RLA is not currently covered by insurance for contents (tools, etc.) in the barn except for equipment. The Board decided to obtain \$5000 coverage from Insurance Associates of Estes Park for \$223.

It was recommended that the Board obtain a Fidelity Bond to protect the Board members and it was decided that more information is needed before a decision will be made.

Contract with Hobert Office Services – Pending state legislation will require HOAs to have written contracts with contractors and others providing services to the HOA. The Board reviewed a written contract with Hobert Office Services and moved, seconded, and carried that the contract be approved and signed.

Assessment Collection - \$10,750 in assessments is past due and it was moved, seconded and carried that registered letters be sent to members with delinquent assessments requesting payment by April 30, 2012 or the collection of such will be turned over to an attorney.

Budget Meeting – A meeting is scheduled for May 1, 2012 @ 9:00am at Mary Nolan's residence to draft a budget based on an August 1 – July 31 fiscal year.

Landowners Comments: None

Meeting adjourned at 11:15am.

Joan Van Horn
Meeting Recording Secretary

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – June 16, 2012 @ 9:00am
Danny Perugini's Residence – Dunraven Glade Road

Attending: Mary Nolan, Dick Boggs, Marv Gee, Amanda Gordon, Kent Mills, Danny Perugini, Peter Sinnott

Also Attending: Duke Sumonia

The meeting was called to order at 9:02am. The agenda was adopted and the minutes of the previous board meeting held March 17, 2012 were approved with a correction changing special meeting to informational meeting under document revisions.

Board Members Comments – It was noted that an executive session of the Board was held May 12, 2012 regarding the informational meeting held later that afternoon. President Nolan read a summary of correspondence received and contacts made since the previous Board meeting. Board members expressed concern about the compromised position of the Board due to the current litigation. Several suggested an attorney's opinion be obtained to clarify the legal authority of the Board. President Nolan said that this would be her last board meeting and thanked the board members for their support and great work.

Danny Perugini noted that he was disappointed with the impact the lawsuit and other related complaints had on the Nominating Committee. It has become more difficult to get folks to step up and offer to become Board members. The people he asked to volunteer wanted no part of the harassment we have been facing in recent years. Danny encouraged the Board of Governors to reach out to as many neighbors as possible to stand and be counted on to serve.

Treasurer - Written financial reports were submitted by Hobert Office Services. As of June 13, 2012 the checking account balance was \$ 1,745.03 and the money market account balance was \$ 62,996.02. 3 assessments have not been received for 2010, 10 assessments for 2011, and 12 assessments for 2012. One property has sold since March 14, 2012. RLA Treasurer Danny Perugini submitted the financial review report for 2011.

Architectural Control Committee – Dennis Bicknell's report stated that one new application for a garage was submitted and committee members Thelma and George Richard have resigned.

Road Committee – Dick Boggs reported on road improvements and the installation of the gate near the slash pile which will eventually have a combination lock. They are still researching a replacement for the snowplow.

Environmental/Forest Preservation – No report.

Newsletter – When Peter Sinnott's board term expires this July, a new volunteer will be needed to handle the newsletters.

OLD BUSINESS:

Nominating Committee Update – Five Board positions will be available for election at the annual meeting with 2 positions for 2 years and 3 positions for 3 years.

Document Revisions/Town Hall Meetings – All input from the informational meeting on document revisions held May 12, 2012 was sent to attorney Melissa Garcia. Next informational meeting is scheduled for Saturday, July 28th @ 1:00pm at the Glen Haven Town Hall. Revised draft documents will be available on the website and at the meeting. It was then

moved, seconded and carried that Mary Nolan chair the committee for document revisions and lawsuit as well as be the liaison to the new RLA Board of Directors and RLA attorney.

Lorenz vs. RLA Lawsuit – Response to the brief filed by Ms. Lorenz is due on June 25th.

Notice & Hearing of Enforcement Policy – After a brief discussion and comments from members, it was moved, seconded and carried that the amended version of the Notice & Hearing of Enforcement Policy be adopted.

NEW BUSINESS:

RLA Email – An email address has been established for the RLA Board:

RetreatBoard@gmail.com This will be set up on the website and noted in the next newsletter.

Safe Deposit Box – The RLA upgraded its safe deposit box to an 11"x16" box for \$110 annually.

Annual Meeting – The Board reviewed the agenda and accompanying packet information for the annual meeting scheduled for July 21, 2012 @ 1:00pm at the Rocky Mountain Park Inn (formerly called Holiday Inn) in Salons E & F. Three motions will be presented to the membership for vote (wording of the motions will be finalized prior to sending out the packets):

#1 Regarding special \$100 assessment to assist the GHAVFD. It was moved, seconded and carried that this motion be presented to the membership for vote at the annual meeting.

#2 Regarding changing the RLA's fiscal year from a calendar year to August 1 – July 31. It was moved, seconded and carried that this motion be presented to the membership for vote at the annual meeting.

#3 Regarding amending the Bylaws to increase the annual assessment cap \$100. It was moved, seconded and carried that this motion be presented to the membership for vote at the annual meeting.

GHAVFD – Mandy Gordon is researching the current lease with the GHAVFD.

Wine & Cheese – A wine and cheese party is scheduled for Friday, July 20th @ 5:00pm at the Glen Haven Town Hall.

Pine Beetle Mitigation – The RLA Board has no authority to require property owners to abate any pine beetle problems on their properties. Larimer County, however, does and should be contacted if necessary.

LANDOWNERS COMMENTS:

Duke Sumonia asked questions regarding the process for changing the covenants after the next informational meeting and also announced the next Glen Haven Historical Society meeting.

Meeting adjourned at 11:52am.

Joan Van Horn
Meeting Recording Secretary

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – September 15, 2012 @ 2:00pm
Peg Sloan's Residence – Miller Fork Road

Attending: Kent Mills, Amanda Gordon, Danny Perugini, Cody Sanders,
Peg Sloan

Also Attending: Dennis Bicknell, Dick Boggs, Marv Gee, Duke Sumonia

The meeting was called to order, the agenda was adopted as modified, and the minutes of the previous board meeting held June 16, 2012 were approved.

Election of Vice-President – It was moved, seconded and carried that Peg Sloan be nominated and elected to the office of Vice President.

Landowners' Comments – Dennis Bicknell suggested that a return envelope be included with the RLA assessment invoices. Duke Sumonia submitted written statements and discussed them and his concerns.

Board Members Comments – None.

REPORTS:

Treasurer - Written financial reports were submitted by Hobert Office Services for July 31, 2012 and September 13, 2012. The new fiscal year began August 1, 2012. As of September 13th the checking account balance was \$12,163.71 and the money market account balance was \$56,006.50. Five properties have sold since June 13, 2012.

Architectural Control Committee – Dennis Bicknell reported that two applications for garages and one for a new home have been approved. A request was received from Hillman to extend his construction period for one year. It was moved, seconded and carried that the construction period be extended to July 31, 2013.

Roads Committee - The recycled asphalt is thinning on portions of roads where it was applied 4-5 years ago. The pickup's front end was rebuilt and the snowplow's hydraulics are being overhauled. Slash pile has doubled in size and should be chipped this fall.

Environmental – No report.

Legal – Ms. Lorenz has appealed the Court's decision and also has filed a new lawsuit. Current insurance has a \$15,000 deductible which means the RLA will have to pay the first \$15,000 of defense costs.

UNFINISHED BUSINESS:

Covenant/Bylaws – 4th draft/version is being written. Covenant changes may need to be addressed prior to Bylaw changes.

NEW BUSINESS:

Attorney – It was moved, seconded and carried that Estes Park attorney Josh Westmoreland be hired to handle regular matters of the RLA.

Nominating Committee Chair – Amanda Gordon volunteered to chair the nominating committee. Two board positions will be available next year.

Winter Potluck – Evening of February 2, 2013 at the Glen Haven Town Hall.

Trail Sign – The Board agreed to post a sign on Miller Fork Road by the trail stating that it is private parking for RLA owners and guests (requiring RLA stickers). Amanda Gordon will draft the final wording.

Dry Hydrants – Some dry hydrant materials are stored at the fire station. Dick Boggs agreed to talk with the GHAVFD about installing more dry hydrants and will report back to the Board.

Board Meetings – Board meetings are scheduled as follows:

December 15th @ 10:00 am @ Danny Perugini's

March 16th @ 10:00 am – location to be determined

April 20 @ 10:00 am – Budget session – location TBD

June 1st @ 10:00 am – location to be determined

July 20 Tentative annual meeting date

Newsletter – Karen Lee has volunteered to do the newsletter. It was suggested that the newsletters include the names and addresses of new members.

Meeting adjourned at 3:34pm.

Joan Van Horn
Meeting Recording Secretary

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – December 15, 2012 @ 10:00am
Perugini Residence – Dunraven Glade Road

Attending: Kent Mills, Amanda Gordon, Linda Lambert, Danny Perugini, Cody Sanders, Peg Sloan

Also Attending: Mary Nolan, Peter Sinnott, Duke Sumonia, Howard Pomranka, Carl Heinley

Glen Haven Area Volunteer Fire Department – Fire Chief Jason Gdovicak reviewed with the Board the available water sources in the Retreat which include the dry hydrant on Miller Fork, 10,000 gallon storage tank on Bulwark Ridge and the pond formerly owned by the Lindseys. Materials are available to install additional dry hydrants and Jason agreed to work with the Retreat Road Committee to get them installed next summer. Jason also reported that 45 emergency calls have been received this year.

The meeting was then called to order, the agenda was adopted as modified, and the minutes of the meeting held September 15, 2012 were approved as submitted.

Board Members Comments – Grant Dickson submitted his resignation from the Board. The Board decided not to fill the position at this time.

REPORTS:

Treasurer - Written financial reports were submitted by Hobert Office Services for December 13, 2012 which showed a checking account balance of \$10,082.68 and money market account balance of \$56,013.46. Five properties have sold since September 13, 2012. Several homeowners are still confused about the new fiscal year of August 1 – July 31 and the Bylaws will need to be amended to reflect the change in fiscal year.

Architectural Control Committee – A written report from Dennis Bicknell stated that there are currently no applications filed or pending.

Roads Committee – New tires were purchased for the road grader.

Environmental – No report. The Board decided to consider an environment improvement plan when planning the next budget.

Website – The website has been rebuilt. The President will request Hoberts to put a counter on the website to help determine the interest in the website.

Legal – The Court of Appeals upheld the District Court's original ruling which was in favor of the RLA. The Court did not allow for the RLA legal expenses to be paid by the Plaintiff. The ruling is available on the website. The lawsuit filed in July is still pending.

OLD BUSINESS:

Covenants Revisions – The "Proposed Amended and Restated Declaration of Protective Covenants of the Retreat Landowners Association" were sent out to the membership and 57 replies have been received with 53 in favor of the revisions. A

postcard reminder will be sent shortly to encourage responses from those who have not responded yet.

Newsletter – Peg Sloan volunteered to do the January newsletter with assistance from Linda Lambert. Information to be included in the newsletter should be sent to Peg by January 1st.

NEW BUSINESS;

Road Moisture Treatment – Rich Gilmore is researching methods of moisturizing road surfaces to suppress dust, especially if the lack of moisture continues.

Gate Lock Combination – It was proposed that the combination of the lock on the gate crossing Miller Fork Road be changed to discourage access. The Board unanimously decided to remove the lock and leave the gate open as it is legal access.

Miller Fork Trail Access – Peter Sinnott, Howard Pomranka and Carl Heinley questioned the restriction of access to the trail by limiting parking on Miller Fork Road at the trailhead. Most of the time parking is not a problem, but a few times a year numerous cars and horse trailers congest the area. The Board wanted to look into widening the road near the trailhead to better handle the parking. Peter Sinnott agreed to meet with Rich Gilmore to explore the possibilities.

Real Estate Bulletin Board – The Board discussed installing a large bulletin board to allow real estate sales and community events postings as a substitute to the numerous unsightly “for sale” signs. Mandy Gordon agreed to research the design and costs of such a bulletin board at the Retreat main entrance.

Winter Potluck – Winter potluck is scheduled for Saturday, February 2nd at the Glen Haven Town Hall. Peg Sloan (with the help of Mary Perugini) agreed to help coordinate the event.

Payroll – Anita Meis will no longer be doing the payroll for the RLA. The Board discussed the possibility and desirability of having a contract labor relation with Rich Gilmore rather than an employer/employee relationship. Kent Mills agreed to research this.

Landowners’ Comments – Duke Sumonia mentioned the public meeting with the US Postal Service regarding reducing the hours of operation of the Glen Haven Post Office. Duke suggested that the RLA conduct all of its mailings and postage purchases through the Glen Haven Post Office (instead of the Estes Park Post Office) to help maintain and possibly increase its revenues.

Next Board meeting is March 16, 2012 at 10:00 am at Linda Lambert’s home.

Meeting adjourned at 11:55 am.

Joan Van Horn
Meeting Recording Secretary