RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting
September 11, 2016 @ 1:00pm
Stookesberry's Residence on Copper Hill Road

Attending: Denise Stookesberry, Frances Cunningham, Graham Fowler, Loretta Martens, Chuck Reynolds, Joanne Zagorda

Also Attending: Jim Boyd, Rich Weaver, Joan Van Horn

The meeting was called to order, the agenda was adopted as presented, and the minutes of the June 5, 2016 board meeting were approved. Correspondence was received (via letters, phone, texts and email) since the last Board meeting from the following: Annemarie Chenoweth and numerous residents regarding bears

REPORTS:
   Treasurer's report – Joanne Zagorda presented the Profit and Loss statement through September 7th. 85% of this year's assessments have already been paid most likely due to invoices being sent out separately.
   Roads Report – Chuck Reynolds presented a 2-year roadwork plan of seven projects at an estimated cost of $39,000.00.   After considerable review and discussion, it was moved, seconded and carried that priorities #1, #2, #3 (Barking Coyote, Bulwark Ridge, Black Creek) at $15,000 be accomplished during this fiscal year with the reserve account making up the budget shortage. It was also decided to address priorities #4-#7 in next year's budget. Jim Boyd suggested that Kiewit be contacted regarding possible excess recycled asphalt from the Highway 34 construction project this winter.
   Architectural Committee – No report.
   Environmental – A written report was submitted by Peggy Burch which mentioned that ponderosa pines are now losing their third year needles and, in some cases, second year needles but will have new needle growth in the spring. Mullein tops should be cut off now before their thousands of seeds are dropped and spread.
   Architectural Committee – No report.
   Website – No report.
   Bears – Jim Boyd reported on bear activity and especially the very large bear that has been so destructive to property in the Retreat area. Attempts to trap the bear have been unsuccessful so an alternative would be to allow hunting by licensed bear tag hunters. The Board did not think that hunting should be encouraged in the Retreat and that there did not appear to be an appropriate solution at this time. Jim encouraged homeowners to report bear incidences to him or Wildlife Officer Rick Spowart, to initiate neighborhood watches, and to have adequate protection from bears.

OLD BUSINESS:
   Financial Review – Graham Fowler and Loretta Martens agreed to conduct a financial review of the RLA books maintained by Hobert's Office Services.

Covenant Violations – The homeowner of the property storing numerous trailers, tractors, etc. on Streamside Drive was notified of the covenants violation by mail and no response has been received. It was moved, seconded and carried that the RLA Attorney be directed to write a letter to the homeowner of the violation and the consequences of noncompliance.

NEW BUSINESS:

Chenoweth Property – A letter dated August 23, 2016 was received from Annemarie Chenoweth requesting the RLA sign an agreement specifying that the land she is trading to the US Forest Service is not subject to any association fees or other covenants which was originally agreed to by the RLA in 2004 (with the previous owners, Maitlands) but never recorded. She has agreed to pay all expenses for the execution of this document. It was moved, seconded and carried that the RLA attorney proceed to complete this agreement.

Ham Tower – Crozier Mountain blocks communication from Estes Park so a tower would need to be installed either at the fire station or a high ridge. Dick Lightner is currently conducting ham radio training so several local residents will be ham radio licensed operators. Loretta Martens agreed to research further tower locations, Larimer County regulations concerning towers, costs and possible grants for a tower.

LANDOWNERS COMMENTS: None

Meeting adjourned to enter into an executive session.

Joan Van Horn
Meeting Recording Secretary