

**RETREAT LANDOWNERS ASSOCIATION**  
**Board of Directors Meeting**

**January 12, 2008 @ 9:00am**

**Rob Squire Residence – 1407 Miller Fork Road**

Attending: Mark Lee, Dick Boggs, Tommy Dunavan, Graham Fowler, Mike Frederick, Rob Squire

Also Attending: Vicky McCoy, Peggy and Vern Burch, Jan Ricker, Dennis Bicknell, Duke Sumonia, Becky Lorenz, Tim Mayhew

The meeting agenda was adopted as amended and the minutes of the November 10, 2007 meeting were approved.

**Landowners Comments:** Tim Mayhew questioned the necessity of hunting and firearms restriction policies when the Division of Wildlife and Larimer County regulate such and suggested that adequate communication might suffice. Duke Sumonia requested that his letter dated January 12, 2008 regarding Board actions complying with RLA Bylaws, Policies, and Robert's Rules of Order, be attached and made a part of these minutes. Building requirements for use of shake shingles for roofing and siding were also questioned.

**Board Members Comments:** Karen Lee will organize a potluck for February which will be announced in the next newsletter.

**Assessments:** Mark Lee presented an analysis of the RLA assessments from 1995 through 2007 which showed only a 16% increase while costs increased 88%. Continuation of this trend will require a drastic cutback of services.

**Public Improvement District (PID) Committee Report:** Advantages and disadvantages of forming a public improvement district, which would probably take about 2 years to establish, were discussed. An analysis of options for future road maintenance was also reviewed along with the proposal of establishing a road use membership and a non-road use membership (those with legal physical addresses on Dunraven Glade).

It was moved and seconded that the following be voted on at the next annual meeting: Two categories of membership be established, "Road Use Members" and "Non-Road Use Members" and that the next assessment be \$360 and \$250 respectively (exclusive of GHAVFD donation). Discussion ensued with a consensus that a straw vote be made available on the RLA website regarding whether or not to establish a PID. It was then moved, seconded and carried to amend the motion to vote at the next annual meeting on the establishment of two categories of membership, namely "Road Use" and "Non-Road Use". The motion passed (4-2).

**Outreach Committee Report:** The Outreach Committee meets January 20, 2008 and the recommendation regarding two categories of membership by the RLA Board will be reviewed and discussed. In order to accelerate the process of preparing further recommendations for the annual meeting, it was decided to have a Board conference call meeting (**later changed to an in-person Special Meeting at Mark Lee's house**) on Friday, January 25<sup>th</sup> at 6:00pm to discuss the Outreach Committee actions and to determine the next Board actions.

**Proxy Policy:** Victoria McCoy reported on her research of using mail-in ballots versus proxies and recommended using mail-in ballots especially for the election of Board of Directors and publicized issues. Questions were raised about how to deal with other issues brought up at the annual meeting without proxies and the timing and handling of mail-in ballots. The matter was tabled until the next Board meeting.

**Fireworks Policy:** It was moved, seconded and carried that the following policy on Fireworks be adopted:

Members shall not use, cause to use or allow the use of fireworks anywhere within the boundaries of the Retreat. Areas of the Retreat covered by this policy include all Retreat common areas, roads, and all property which is privately owned by members.

Fireworks included in this ban include all devices, whether legal or illegal in the State of Colorado or in Larimer County, that meet the following definition: Any article, device or substance designed or intended for the primary purpose of producing a visual or audible effect by combustion, explosion, deflagration or detonation.

**Hunting Policy/Discharge of Firearms: The wording was discussed, but the subject was tabled until the March 8 meeting.**

It was moved, seconded and carried that the meeting be extended thirty minutes.

**Petition Policy/Bylaws Amendment Proposals:** It was moved, seconded, and carried that the Policy on Member Submission of Bylaws Amendment(s), revision dated 9/08/2007, be amended as follows (change is in bold type):

An application for a proposal for a bylaw amendment may be submitted by any member to be voted on by the general membership at any regular or special Membership Meeting of the Association. The application shall include a petition signed by at least **twenty (20) members** of the Association.

**Water Storage Committee Report:** Tommy Dunavan reported that the easement agreement for the water storage tank between Jan Ricker, RLA, and the GHAVFD is ready for signatures. A long range plan for water storage is needed so the committee will report at the next board meeting and submit proposals at the May board meeting.

**Treasurer's/Assistant Treasurer's Reports:** A financial summary, year-end report, and 2008 budget were submitted by Anita Meis. Jan Ricker submitted the Assistant Treasurer's Report and requested that assessment notices be sent out earlier this year in late November or early December. She also requested that thank-you notes be written to those who have contributed to the capital campaign fund. Both requests were approved by the Board.

**Roads Committee:** The Roads Committee will look into making sand containers more accessible.

**Architectural Control Committee and Environmental Committee** had nothing to report.

**Communications Committee:** The newsletter will go out within a month of this board meeting.

Meeting adjourned at 11:30am. Next meeting is March 8<sup>th</sup> at Graham Fowler's residence, 2102 Miller Fork Road.

Joan Van Horn, Meeting Recording Secretary

**RETREAT LANDOWNERS' ASSOCIATION**  
**Special Board of Directors Meeting**  
**January 25, 2008, 6 pm**  
**Mark Lee's Residence – 1204 Copper Hill Road**

Board members present: Mark Lee, Dick Boggs, Tommy Dunavan, Graham Fowler, Mike Frederick, Rob Squire

RLA members present: Peggy and Vern Burch, Rebecca Lorenz, Don Martin, Victoria and Guy McCoy, John Nolan, Duke Sumonia

The meeting agenda was adopted.

Board president Mark Lee provided copies of his three plans to fund the road budget. All figures include \$100 for the GHAVFD:

- Plan A: Freeze non-road-use [Dunraven Glade] assessments at \$350 per year and assess road-use members from \$0 to \$112 more, depending on whether the additional-fund goal is \$0, \$5K, \$10K, \$15K, \$20K or \$25K per year.
- Plan B: Lower non-road-use assessments to \$162 per year and raise road-use assessments to \$393 to \$531, depending on the funding goal.
- Plan C: Lower non-road-use assessments to \$250 per year and raise road-use assessments to \$373 to \$510, depending on the funding goal.

Rob Squire reported the results of the Outreach Committee meeting held January 20, 2008, at Jan Ricker's residence: He suggested a compromise of reducing non-road-users' assessments to \$190 per year; Dunraven Glade representatives Joanne Persichetti and Danny Perugini suggested non-road-users' assessments be reduced to \$150.

Mark Lee said a \$20,000 increase would be needed to pay for such road improvements as two miles of resurfacing, at \$10,000 per mile. At that rate, it would take five years to resurface all 10 miles of Retreat roads.

Dick Boggs moved to table discussion until the cost of other projects, such as water tanks and pine-beetle control, could be assessed.

The motion was not seconded, and discussion continued.

Mr. Boggs asked if the state would assess pine-beetle damage.

Peggy Burch, Environmental Control Committee chair, and Graham Fowler said the state had not allotted sufficient funds for that. Ms. Burch said the process was to determine which trees had been attacked in the fall of 2007 and to remove them before July 2008 in order to protect undamaged trees in 2009 and beyond.

Mr. Fowler said The Retreat had worked to eradicate pine beetles 25-30 years ago, including hiring a plane to spray beetle-killing chemicals, and that the 25- to 30-year cycle was definitely beginning again. Ms. Burch said spraying by plane was overkill, since trees only need to be sprayed from the ground up to about 30 feet.

Mr. Lee said the RLA has been overspending an average of \$5,000 a year for about five years, having to pay for all labor, and the price of gas increasing from \$1.15 to \$3 a gallon. A five-year plan that was passed six or seven years ago can no longer be adhered to.

Mr. Squire said the board represents not only the majority of RLA members [the 80% who do not live on Dunraven Glade Road] but *all* RLA members.

Mr. Boggs suggested the board plan exactly what should be done—roads, water tanks, pine-beetle control—and what those things will cost before deciding what increase should be presented for a vote.

Mr. Fowler suggested trying something different: charging assessments per lot and giving those owners one vote per lot.

Duke Sumonia said there were about 270 lots and 220 owners, not enough difference to bring in sufficient money to solve the problem.

Victoria McCoy suggested giving something, such as pine-beetle control, to DRG residents.

Guy McCoy said a reduction for DRG might be a unifying factor and asked if a federal or state grant could be requested to protect our trees.

Ms. Burch said she was not aware of grants for pine-beetle control, only for fire mitigation.

Rebecca Lorenz asked if Mr. Boggs was aware that the GHAVFD was trying to get rid of an old 2000-gallon water truck. She suggested it should be given to The Retreat, which could use it to spray for pine beetles. Mr. Boggs said he would look into it.

Ms. Lorenz also said “porta-tanks” can be rented inexpensively; they can catch 2000-3000 gallons of rain water. Mr. Fowler said it’s against the law to collect rain water.

Mr. Lee and Mr. Fowler said the DRG assessment should not be lowered. Mr. Lee said a \$20,000 increase would allow a reserve to start building up again.

Mr. Sumonia said Dunraven Glade residents researched the possibility of paving their road 15 years ago. The county would have charged \$15,000 at that time. DRG asked The Retreat to pay for the paving; The Retreat refused.

He also said he got the ISO [insurance] rating lowered; that installing water tanks would not reduce insurance rates; and that his insurance agent stated that rates depend on the mileage of a residence from the fire station. He suggested the board check into that.

Mr. Sumonia also suggested the board have a couple of town hall meetings to get support for the increase.

Mr. Fowler said that, if fixing Dunraven Glade Road helps the rest of The Retreat’s property values, then fixing the other roads would help Dunraven Glade’s property values.

Mr. Fowler then moved to adopt Plan A, but at the \$10,000-level increase rather than \$20,000. Non-road-use members’ assessments would be frozen at \$250 per year [+ fire department donation]; road-use members would pay \$45 more per year [\$295 + fire department donation].

Mr. Squire said he believed the Dunraven Glade residents would not go for that.

The board voted 5-1 for Graham Fowler’s motion; Mr. Squire, on behalf of Dunraven Glade residents, voted against it.

Mr. Lee said he liked Mr. Sumonia’s idea of Town Hall meetings, and the board should set up one or two.

Mr. Fowler suggested board members call RLA members and persuade them to vote for the assessment increase. Mr. Squire said a mailing would be better.

RLA member John Nolan described how his house on Elkridge Drive had been vandalized two days earlier, TV, stereo, medicines stolen, drawers emptied, oil and dirt tracked in.

He had a security system installed today. He described the company—Montronics [spelling?—the system and the cost. He believes his house had been checked out for some time by two men in a late-model dual-wheel white diesel pickup, until they determined the place was unoccupied Mondays to Thursdays. Ms. Burch asked if there was any relation to last year's burglaries in The Retreat. Mr. Nolan said that was not known yet, and that fingerprints may determine if the same people were involved. He also said his alarm system produces no false alarms. Mr. Squire said the county charges an escalating fee (\$50, \$100, \$150) for each false alarm after the first one.

Mr. Lee said the 2008 Winter Pot Luck would be held on Saturday, February 23. Karen Lee suggested people bring games to play.

—Submitted by Victoria D. McCoy  
February 17, 2008

**RETREAT LANDOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**March 8, 2008 @ 9:00am**  
**Frances Cunningham Residence – 564 Copper Hill Road**  
**Amended Minutes**

Attending: Mark Lee, Dick Boggs, Frances Cunningham, Graham Fowler, Mike Frederick,  
Rob Squire

Also Attending: Vicky and Guy McCoy, Jan Ricker, Duke Sumonia, Ernie Conrad, Ann  
and Don Martin, John Nolan, Jay Bedford, Danny Perugini

The meeting agenda was adopted and the minutes of the January 12, 2008 meeting were approved as amended.

**Landowners Comments:** Don Martin corrected the January 28, 2008 special meeting minutes regarding the cost of the paving project for Dunraven Glade Road. Duke Sumonia requested (1) that his letter submitted at the January 12, 2008 meeting be included in the minutes, (2) that the proxy due date be adhered to this year, (3) that the analysis of road improvement costs be corrected, and (4) that annual financial reports be disclosed. The method of bookkeeping was also questioned by Duke. Danny Perugini disagreed with the road improvement analysis and expressed that it was confusing. Ann Martin warned landowners to watch for unauthorized campers in The Retreat as one was recently removed by the Deputy Sheriff. Victoria McCoy questioned the length of time being taken by the RLA Board to fill the vacancy resulting from the resignation of Tommy Dunavan.

**Board Members Comments:** Graham Fowler commented on recent events and emphasized the need for The Retreat to work together as a community.

**Glen Haven Area Volunteer Fire Department:** Joan Van Horn, GHAVFD Board President, reported that the Fire Department is looking into enlarging Fire Station #2 to house more equipment and to provide additional storage. The Community Wildfire Protection Plan (CWPP) requires updating annually so there will be a meeting at the Glen Haven Town Hall on March 20<sup>th</sup> @ 6:30pm to accomplish this. '09 Community Assistance grant applications have been forwarded to the RLA and GHA. Each should pursue these grants to help meet community goals identified in the CWPP.

**Newsletter:** Victoria McCoy submitted the following as a correction to the newsletter policy:

The newsletter shall be published six times per year within one month of each board meeting, except the May board meeting. The May board meeting shall be reported in an abbreviated newsletter, containing only May board meeting information and actions, published by the end of June and included in the Notice of Meeting packet mailed in July, rather than mailed separately.

It was moved, seconded and carried that the correction be accepted.

**Water Storage Committee:** This Committee was formed to study the long term needs for water storage and the effects on homeowner insurance policies. Tommy Dunavan was the chairman prior to his resignation. The Board felt that there are numerous other pressing needs and so it was moved, seconded, and carried that the committee be suspended for now and possibly reactivated at a later date.

**2-Tiered Assessment Proposal:** The straw poll on the RLA website regarding different assessments for “Road Use Members” and “Non-Road Use Members” showed a strong disapproval of the proposal. It was moved, seconded and carried that the motion made at the January 28, 2008 meeting regarding the assessment be rescinded. It was decided to take no further action on this matter at this time.

**Treasurer’s Report:** The 2008 Budget was reviewed and it was moved, seconded and carried that the \$15,000 for equipment replacement/capital improvement be listed as a separate line item for future clarification.

**Assistant Treasurer/Corresponding Secretary:** No sales have occurred since the last report and only five assessments remain unpaid as of March 5, 2008.

**Architectural Committee:** There has been no activity so far in 2008.

**Environmental Committee:** Peggy Burch’s written report recommended landowners check soon for beetle infestation so remedial measures can be taken in time. A company from Laramie, WY, has submitted prices for beetle spraying based on the number of total trees to be sprayed in an area. The Board recommended this information and a contact person be included in the next newsletter in case several neighbors want to coordinate beetle spraying and receive a lower price.

**Roads Committee:** The Retreat obtained the old water truck from the GHAVFD. Costs and models of sand spreaders that attach to the back of the snowplow are being researched. Preparation for the installation of the water storage tank on the Ricker property is proceeding. Installation is expected in April.

**Communications Committee:** A page for RLA financial information was added to the website.

**Hunting/Firearms Policy:** It was decided to table any action on a hunting or firearms policy indefinitely.

**Other Business:**

A sample ballot which has two issues per page was submitted for consideration. It was recommended that it be shared with the Secretary as a possible alternative for mail-in ballots.

Meeting adjourned at 10:30am.

Joan Van Horn  
Meeting Recording Secretary

**RETREAT LANDOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**May 10, 2008 @ 9:00am**  
**Mike Frederick's Residence – 724 Copper Hill Road**

Attending: Mark Lee, Dick Boggs, Frances Cunningham, Graham Fowler, Mike Frederick, Rob Squire

Also Attending: Vicky and Guy McCoy, Jan Ricker, Duke Sumonia, Ann Martin, Becky Lorenz, Anita Meis, Nancy and Tommy Dunavan

The meeting agenda was adopted with two changes in the order and the minutes of the March 8, 2008 meeting were approved with the following amendment:

The minutes that were originally written say "Hunting Policy: The Board rescinded the hunting policy previously adopted." This was incorrect. The Board never actually adopted a hunting policy. A hunting policy was discussed in past meetings, as was a firearms policy, but neither was adopted. The March 8 minutes should be (and have been) amended to say "Hunting/Firearms policies: it was decided to table any action on a hunting or firearms policy indefinitely."

**Landowners Comments:** Duke Sumonia submitted a letter dated May 10, 2008 (see below) stating four concerns. The Board agreed to address his concerns in writing (see below).

**Board Member Comments:** Frances Cunningham expressed a concern about adequate signing prohibiting motorcycles in the Retreat. The Board decided to consult an attorney about the legality of prohibiting motorcycles and enforcement.

Graham Fowler thanked the Board and RLA for all the cards and support given for his daughter Emma as she recovers.

**RLA Donation:** Guy McCoy suggested that a donation be made in Emma's honor. It was moved, seconded and carried (Graham Fowler abstained) that \$100 be donated from the RLA to The Children's Hospital, Oncology Program in honor of Emma Fowler.

**Treasurer's Report:** Anita Meis presented the Treasurer's Report which shows the checking balance at \$1710.63 and savings balance at \$72,333.94 as of 5/02/08. Bill Widmaier performed an evaluation of the 2007 accounting books and found them to be in order.

Anita explained the differences between a review and an audit. Generally accounts under ten million have a review rather than an audit when such a service is necessary. An audit is generally more costly.

**Assistant Treasurer's Report:** There have been no sales since the last report. Only one assessment is outstanding and Graham Fowler volunteered to contact that property owner. It was moved, seconded and carried that June 10, 2008 be the last day to pay the assessment and that the procedure to file a lien commence at that time if not paid.

Also, Jan Ricker reported that the 10,000 gallon water storage tank is in place and should be operational soon.

**Architectural Control Committee Report:** There have been no applications submitted or approved since the last written report.

**Roads Committee Report/3-Year Road Plan:** Dick Boggs outlined the road maintenance/improvement projects for the next three years which are in accordance with the plan adopted in 2003. He recommended maintaining the snowplow two more winters with a new purchase in 2010. He suggested leasing equipment as an alternative. Costs to maintain the roads according to the 2003 plan will result in an approximate \$35,000 deficit by 2011 and a new snowplow truck is expected to cost about \$40,000. Numerous alternatives were discussed regarding meeting road maintenance needs while minimizing deficits. Spending reserve funds and increasing assessments were also considered. It was moved, seconded and carried that raising the assessment cap \$50 be included as a ballot initiative for the annual meeting. It was also moved, seconded and carried that independent of the outcome of the increased assessment cap, that the 3-year road plan as presented by the Roads Committee be approved and the 2008 budget be amended to accommodate it.

Dick Boggs reported that the water truck was converted for RLA use for less than \$1000.

**Environmental Report:** Peggy Burch's written report indicated that the beetles may fly sooner than normal this year. Treatment of trees was outlined. The Estes Land Stewardship Area (ELSA) is joining with "Pulling for Colorado" to hold a weed collection on July 12<sup>th</sup> to allow dropping off of black plastic bags of weeds for disposal.

**Communications Committee:** There have been 5200 "hits" on the RLA website in less than a year.

**Town Hall Meetings:** Rob Squire proposed proceeding with "Town Hall" meetings since it appears that a related lawsuit is no longer pending. He suggested a couple of meetings prior to the annual meeting to discuss road maintenance, assessments, etc. He stressed the need to reach a compromise that provides some satisfaction to all having different points of view. It was suggested that a professional mediator be hired to facilitate the meetings. It was then moved, seconded and carried that the meetings take place as soon as possible and that, if possible, a professional mediator be obtained for the meeting(s).

**Annual Meeting Ballot Initiatives:**

Assessment Cap – Raising it \$50.00

GHAVFD – The Board recommends \$100/member for the next 3 years

Board Candidates – 3 positions are open. Candidate "bios" must be submitted by June 6, 2008.

Audit/Review – Include a ballot initiative to amend the bylaws/policies in order to be in compliance with actual practices (annual review)

It was decided not to hire a Parliamentarian for this year's annual meeting.

**Water Storage Program:** Nancy Dunavan thanked Steve Childs and Jim Broomfield for their extensive time and efforts in completing the installation of the 10,000 gallon water tank on Jan Ricker's property. Nancy explained that with the beetle infestation, continual drought and wildfire threats, additional water storage/dry hydrants are crucial for The Retreat. The Retreat must take responsibility towards wildfire mitigation as it

cannot rely on slurry planes and other firefighting resources that must attend the highest priority fires throughout the state and western region. The GHAVFD Fire Chief has suggested the RLA have four more water storage tanks and 3 more dry hydrants.

She suggested various ways to encourage members to contribute to a fund earmarked for RLA water storage that would be managed by the GHAVFD which is a nonprofit 501 (C) (3) organization making all contributions tax deductible.

The Board recommended that this program be on the annual meeting agenda and that information on it be included in the meeting packet mailed in June. It was then moved, seconded and carried (4 yes; 2 no) that \$5,000 from the RLA reserve fund be put in this fund towards the purchase and installation of 3 dry hydrants and that the RLA membership be “challenged” to match this amount so all 3 hydrants can be installed this year.

**Meeting time was extended 15 minutes.**

**Wine & Cheese Party:** Frances Cunningham volunteered her home for the wine and cheese party to be held Friday, July 18<sup>th</sup>.

**Reports:** Jim Boyd submitted a note informing the RLA membership that the Sheriff dispatch is no longer in Estes Park and that the new non-emergency phone number for the Sheriff is 970-416-1985. He cautioned all to be wary of door-to-door sales people. On May 20<sup>th</sup> at 6:00pm, the Sheriff and Wildlife Division will be giving a seminar on trespassing and poaching at the Sheriff’s office in Ft. Collins.

The ballot initiative on raising the assessment cap will need considerable effort to inform members and Mike Frederick volunteered to coordinate this effort.

Meeting adjourned at 11:25 am.

Joan Van Horn  
Meeting Recording Secretary

**Landowner Comments  
RLA Board Meeting  
May 10, 2008**

**I submit the following written landowner comments for inclusion in the minutes in accordance with RLA Policy on Meeting Minutes**

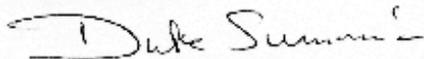
**I am concerned about the board's failure, for one reason or another, to adhere to the bylaws, policies or statutes in their fiduciary responsibilities. The following are just 4 examples of either omission or commission.**

- 1. Bylaws require board to "cause the books of the Association to be audited annually by a member committee." The board has chosen to ignore this by saying only a review is necessary. Bylaws had been specifically amended to "save money" but yet meet member's desire to have an audit.**
- 2. Bylaws require replacement of a director who resigns by saying, "...his/her successor shall be selected by a majority of the remaining Member(s) of the Board...and shall serve for the unexpired term of his/her predecessor." It says "shall" not "may". The board has decided to hold position open until election at July Annual Meeting (2 months from now) – position has been vacant for 3 months. Two previous vacancies were filled within 2 weeks in one case and about 4 hours in the other. The decision to "elect" was not as a result of a vote at a board meeting nor recorded/reported (as required) in an Action Taken Without a Meeting. When and how was the decision made?**
- 3. The board has taken actions without a meeting a number of times and has failed to report as required by the bylaws and statutes.**
- 4. Failure to adequately and fully educate members by Annual Disclosure as required by statute.**

**I may raise these issues at the Annual Meeting if not satisfied board will remedy these concerns.**

**Respectfully submitted.**

**Duke Sumonia**



**Response to Landowner Comments from Duke Sumonia**  
**Sent May 10, 2008 12:52 PM via email**

Item 1.

The bylaws state that the board is to have the books audited by a member committee. As was discussed at the meeting today, this is conflicting language. An audit has to be performed by an independent CPA. By definition, a member committee is not independent. As has been the practice in prior years, the board asked a member to perform a review of the 2007 books. The results of this review have posted on the RLA website as you were previously notified.

Item 2.

On the board vacancy, the board decided at the March meeting to leave the vacancy open until the annual meeting in July at which time the membership could make the selection.

Item 3.

The board is permitted to make decisions outside of scheduled meetings. We rarely do so, however, we make every attempt to communicate any of these decisions at the next meeting for inclusion in the minutes or in the newsletter. I am not aware of any that have been omitted. If you know of any that have been omitted, please bring them to the attention of the board and we will rectify the situation.

Item 4.

As far as I know, everything required by statute to be disclosed has been. If there is something you wish to know about the Retreat that is not available on the web site, contact one of the board members and we will be glad to provide you with the information if it is available.

M. Lee

**RETREAT LANDOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**July 19, 2008 @ 9:00am**  
**Frances Cunningham Residence – 564 Copper Hill Road**

Attending: Mark Lee, Dick Boggs, Frances Cunningham, Graham Fowler, Mike Frederick,  
Rob Squire, Danny Perugini

Also Attending: Vicky and Guy McCoy, Duke Sumonia, Peggy and Vernon Burch, Dennis  
Bicknell, Kent Mills

The meeting agenda was adopted and the minutes of the May 10, 2008 meeting were approved as amended.

**Landowners Comments:** Complaints are still being received regarding barking dogs. Past action through Larimer County was not resolved. Vicky McCoy agreed to draft a letter from the RLA stating that complaints are continuing to be received and requesting the situation be resolved.

**Board Member Comments:** Graham Fowler thanked the RLA for contributing \$100 in honor of his daughter, Emma, to Children's Hospital.

**Policy on Member Query:** The attorney reviewed the policy on member query and recommended minor changes mostly regarding wording and/or language. Rob Squire will review the attorney's comments, reconcile and update the policy, and distribute to Board members for their review and approval.

**Joy and Sorrow Committee:** Danny Perugini suggested a committee be established that would send cards to RLA members for joyful occasions such as weddings and also for hardships/losses. It was moved, seconded and carried that such a committee be formed and that Danny be the chairman.

**Annual Meeting Preparation:** The annual meeting agenda was reviewed and it was agreed that the meeting standing rules would be read at the beginning of the annual meeting and followed as in previous years and that a quorum be officially established. It was decided who would present each of the ballot issues. It was moved, seconded and carried that Rob Squire be authorized to present the Town Hall report, summarize the seven issues, and then ask the members to submit a "straw" vote for the three issues they feel are the best to pursue further. It was also moved, seconded, and carried that Rob Squire be appointed to continue pursuing the "Town Hall" issues until their completion. Landowners comments were also added to the agenda as well as for each ballot issue and also a moment of silence for those who have experienced hardships the past year. Several people were appointed to help count ballots. A petition is expected to be presented by the Crosses requesting to be released from membership of the RLA.

**Reports:**

**Treasurer** – It was moved, seconded and carried that the Treasurer's written report dated July 18, 2008 and the two statements through June 30, 2008 be accepted.

The written reports of the Architectural Control Committee and Roads Committee were reviewed, discussed and accepted.

Meeting adjourned.

Joan Van Horn, Meeting Recording Secretary

Retreat Landowner's Association, Inc.  
Board Meeting Minutes  
September 6, 2008  
9:00 A.M. @ Dick Bogg's

The meeting was called to order with all board members present, including Mark Lee, Dick Boggs, Mary Nolan, Terry Larson, Graham Fowler, Danny Perugini, and Mike Frederick. Others attending the meeting included Becky Lorenz, Duke Sumonia, Marvin Gee, Peter Sinnott, and Vicki McCoy. The meeting agenda and the July meeting minutes were approved.

Landowner comments included an introduction of the "Common Good" for the whole community by Marv Gee; Duke Sumonia said there is new legislation concerning homeowner's associations which has been approved, perhaps have RLA do something for the Mayhew family, the US Forest Service is proposing tree thinning work in the area, and write a letter of appreciation to Gordon for his work at the Retreat. Graham Fowler expressed concern over the pine beetle infestation threat.

The board approved the donation of \$100 to the Mayhew family and will send a letter/card to Gordon for his work.

Terry Larsen will research the water rights for the Retreat and the Maitland/Chenoweth agreements. There seems to be some discrepancies on what we have.

Old Business:

The board sent a letter to the people on Miller Fork who have had complaints about barking dogs.

The Cross request to be exempted from the Retreat was discussed and it was proposed to send the request format to the Retreat Attorney for review. This will be done.

New Business:

The Member Query Policy was discussed and approved.

The Chenoweth issue of not paying assessments and possible water right threats were discussed. It might be possible to have them petition to withdraw from the Retreat like the Crosses want to. A motion was made but this was withdrawn and tabled for future discussion.

Becky Lorenz spoke about her feelings and intentions for pursuing her lawsuit. The lawsuit threat by Becky Lorenz was discussed and it was decided that the board would not debate with her or her attorney; the RLA Attorney would talk with them,

lawyer to lawyer. Rob Squire's work and committee, which he has formed, will continue to work on the issues dividing the Retreat.

Jan Ricker is going to quit doing the secretary/treasurer work she has been doing for the Retreat for a number of years. She has proposed having a firm in Estes Park led by Marsha Hobert to do the work for the Retreat she presently does. This could include Anita Meis ceasing her work, too. The Hobert company has sent a proposal of \$4200 per year to do the work Jan listed as being needed. If approved, the Retreat will have to ante up the funding for this, probably by cutting funds from some other program, likely the roads. Since the proposal did not include taking meeting minutes and managing the RLA Website, it was proposed to talk with Jan and see if she can talk with them and see what this would cost in addition to the work in their present proposal. Graham will work with Jan on this.

New Officers for 2008-2009:

President – Richard Boggs  
Vice President – Danny Perugini  
Secretary/Treasurer – Graham Fowler

Board Member Resignation:

Mark Lee resigned his board position effective today, September 6, 2008. Peter Sinnott was selected to replace Mark. Many thanks to Mark for his hard work this past year were given.

Other business:

The budget workshop meeting for next year's meeting was set for October 25, 2008 @ Mary's. The regular board meeting was set for November 1<sup>st</sup>, 2008 <sup>at</sup> and Danny Perugini's.

Reports:

Written reports from the committees were accepted. The Web cam is to be installed at Peter Sinnott's and Mark Lee will help install it. Mark will also help with the Web site until that is settled. The old water truck is for sale and Mrs. Lorenz will try to sell it on E-bay. The board approved the expenditure of \$400 for high pressure sprayer. General locations have been selected by Jason of the Glen Haven Fire Department for dry hydrants. There will be 3 more and this work will be done by the end of October. There was a fuel mitigation grant proposal given to Peggy Burch but it was very restrictive and required a 40% cost share. It was decided not to pursue this grant.

The meeting was adjourned at 11:00 AM.

**Retreat Landowners Association  
Executive Board of Directors Meeting  
October 23, 2008**

**Attending: Dick Boggs, Mike Frederick, Terry Larsen, Mary Nolan,  
Peter Sinnott**

**An executive meeting was held to discuss legal issues related to potential lawsuits.**

**RETREAT LANDOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**November 1, 2008 @ 9:00am**  
**Danny Perugini's Residence – 1497 Dunraven Glade Road**

Attending: Dick Boggs, Graham Fowler, Mike Frederick, Terry Larsen, Mary Nolan,  
Danny Perugini, Peter Sinnott

Also Attending: Victoria and Guy McCoy, Ann Martin, Rob Squire, Peggy and Vernon  
Burch, Marv Gee

The meeting agenda was adopted and the minutes of the September 8, 2008 meeting were approved as amended to include the letter from Marv Gee.

**Landowners Comments:** Victoria McCoy stated that personal comments/attacks and criticisms are out of place and those recently submitted by Board member Graham Fowler should be censored. President Boggs said that such actions will not be repeated.

**Board Member Comments:** Duke Sumonia is in the hospital undergoing tests so a card will be sent on behalf of the RLA. Thank-you notes were received from Rita Mayhew for the donation in Tim's memory and from Gordon Nuttall. Emma Fowler will be receiving significant test results very soon.

**Reports:**

**Treasurer** – No report

**Asst Treasurer** – Written report stated that there has been one property sale since May and the number of landowners remains at 224. Also, the 2009 assessment notices are being printed and will be mailed out after Thanksgiving.

**Architectural Control Committee** – No report

**Roads Committee** – There will be a complete report at the January meeting along with a report on the firehouse renovation project.

**Environmental Committee** – Peggy Burch gave an extensive report on the numerous pests and diseases threatening trees in our area. Graham Fowler agreed to research buying Pheromone packets in bulk to resell at cost to landowners. Mary, Graham, Danny and Pete volunteered to assist the Environmental Committee in developing a plan for beetle infestation defense and agreed to meet immediately following the board meeting.

**United Retreat Committee** – Rob Squire reported that one of the three ideas derived at the annual meeting appears to be the most viable solution after considerable research. The Committee will continue through this first phase of "idea development" and then move into phase two of "consensus building". The effect on finances and bylaws as well as clarifying the membership classifications (including Bulwark Ridge property owners) will be studied. Rob asked the Board if a formal vote is necessary to reduce the three options to one option.

**Bylaws Review Committee** – Peter, Danny, and Mike volunteered to assist Dick with reviewing the bylaws and covenants.

**Covenants Violations:** Several violations of the covenants are occurring so a list of the violations will be compiled and reviewed at the January meeting. It was

recommended that landowners be reminded in the next newsletter of covenant restrictions and that they be encouraged to remedy them prior to enforcement procedures which will begin March 1, 2009.

**RLA Meeting Dates:** The following meeting dates were established:

January 24, 2009 at Pete Sinnoti's  
March 14, 2009 at Mike Frederick's  
May 16, 2009 at Terry Larsen's  
July 18, 2009 at Dick Bogg's  
July 18, 2009 - annual meeting

**2009 Budget:** It was moved, seconded and unanimously carried to transfer \$1,000 from "dry hydrants" to "forest management". The budget will be reviewed again at the January meeting when actual carryover figures are final.

**Treasurers Transition:** Jan Ricker, Asst Treasurer/Corresponding Secretary, and Anita Meis, Treasurer, are stepping down soon from their respective offices and extra effort will be needed to make the transition as smooth as possible. The Board expressed tremendous gratitude for Jan's and Anita's contributions over the years and planned special recognition.

Meeting adjourned at 11:04am.

Joan Van Horn  
Meeting Recording Secretary