

RETREAT LANDOWNERS ASSOCIATION, INC.

**Annual Meeting – July 26, 2003
Big Thompson Community Building**

The 32nd Annual meeting of the Retreat Landowners Association, Inc. was called to order by Vice President Gordon Nuttall at 1:07pm.

All members attending introduced themselves as well as board members Jim Broomfield, Dale Alps, Steve Little, Joe Barraclough and Gordon Nuttall. Parliamentarian Esther Russell and Meeting Recording Secretary Joan Van Horn were also introduced.

Minutes of the annual meeting held July 27, 2002, which were approved by the Board of Directors at its September 2002 meeting and published in the RLA newsletter, remained approved with no changes or corrections.

The Corresponding Secretary verified that a quorum was present, that proxies had been assigned and were represented.

The meeting agenda was then amended by adding the following reports and/or discussion items:

Water Certificate Report	Serenade Park Report
Property Tax Assessments	Hiking Report

REPORTS:

The Treasurer, Assistant Treasurer, and Architectural Control Committee Chairman presented their reports as published in the “Annual Meeting Information Packet” and no further questions were received.

Glen Haven Volunteer Fire Department: Fire Chief Tom Housewright appeared and thanked the Association for its continued support. Currently 27 members are serving on the department. Forty-four calls have been attended to so far this year. Grants totaling \$19,000 have been received towards the purchase of a brush truck. Currently the fire department rents a brush truck from the Colorado State Forest Service but it continually needs maintenance. There is no change in the current ISO rating for the Retreat.

Roads Committee: Gordon Nuttall thanked the many volunteers who have helped in maintaining the roads and commented that the Association is very efficient in its cost per mile road maintenance. He stated that the Committee and Board were considering various alternatives for future road maintenance and desired input from the membership regarding three of these.

Plan A: Assess each landowner an additional \$35 annually for three years, spend a portion of the contingency fund and aggressively upgrade all the through roads and cul-de-sacs (with permanent residents) with recycled asphalt. After the three-year program is completed, the \$35 annual assessment would cease and the contingency fund would be reduced to approximately \$15,000.

Plan B: Do not assess landowners any additional amount and resurface the through roads and cul-de-sacs (with permanent residents) with the recycled asphalt over a 6-year period. This plan would also reduce the contingency fund to about \$15,000.

Plan C: Continue the method used in past years of applying road base as needed and continuing to build up the contingency fund.

There was discussion regarding the need for a fund for future equipment purchases and emergencies, the need to bring the roads up to a standard for easier maintenance and snowplowing rather than always playing “catch-up”, the possibility of a special assessment for emergencies, the possibility of good roads encouraging speeding, the effect of a special assessment competing with other projects of the community, and devising more alternatives by combining the three plans.

An informal vote (by raising hands) was taken with the following results:

Plan A = 22 Plan B = 13 Plan C = 3

Environmental Committee: Graham Fowler reiterated that it is each property owner’s responsibility to eradicate noxious weeds and diseased trees from his/her own property.

Open Space Committee: Steve Little encouraged members to contact the Estes Valley Land Trust as donating land and easements (yet maintaining certain uses of the property) could provide individual Federal and State tax benefits.

Dunraven Glade Committee: This committee is currently being formed to work with Larimer County on road maintenance. Volunteers are needed to serve on this committee. Contact Jim Broomfield if you are interested.

Water Certificate: Marcy Trahan reported that what has been a 3-year long process is nearing completion. An agreement is close whereby the Maitlands will transfer ownership of the water certificates for Handy Ditch water to the RLA in return for RLA services. Currently, however, the Maitlands have no road access and request that they not be subject to the annual assessment until such time as they have road access. The Board deemed the need for the water certificates to replenish RLA water usage a high priority and approved action to finalize the agreement.

Nominating Committee: The Nominating Committee submitted the following nominations for the three positions on the Board of Directors of the RLA: Bruce Brown, Graham Fowler, Ann Martin. Each candidate spoke briefly. With no nominations being submitted from the floor, the nominations were declared closed and all three candidates were voted into office by vote of acclamation.

A moment of silent meditation was honored in memory of John Barlow.

There was an intermission from 2:54pm to 3:12pm.

NEW BUSINESS

Motions from Landowners: Ernie Conrad moved that the Board of Directors draft a ballot to amend the Bylaws to reschedule the annual meeting to June and that such ballot proposal be voted on at next year’s annual meeting. The motion was seconded. Reasons for changing the meeting date to June were that it would be less hot, the area would not be so crowded and there would be more opportunity to find a different meeting location. Parliamentarian Esther Russell pointed out that such a ballot proposal could only be voted on at an annual meeting. The motion passed unanimously.

Nominating Committee: Jim Broomfield was appointed as next year’s Nominating Committee Chairman.

Landowners Comments: Applause of appreciation was expressed for Marcy Trahan's continuing efforts in resolving the water certificates matter.

Appreciation was also expressed to Al Cunningham, Dale Alps, and Steve Little for their efforts in maintaining the roads. Traffic cones placed in various locations for safety have been stolen but hopefully will be returned. It was also noted that culverts are not receptacles for trash and slash.

A proposal to build a 9000-seat concert park called Serenade Park at the mouth of the Big Thompson Canyon was mentioned along with the many problems it could cause. It will require a rezoning. A handout was available for those wishing to comment on the proposal.

Many landowners experienced a large increase in their property valuations. Those challenging the increased valuations have met with varying results.

Trucks delivering road base damaged the road near the intersection of Miller Fork and Dunraven Lane. A culvert proposed for that area has not been installed.

The Board of Directors was asked to consider scheduling an Association potluck during the winter or early spring.

Dennis Bicknell has prepared maps of the Retreat layout and can be contacted for copies.

Marcella Bicknell said she would research the possibility of holding future RLA annual meetings at the Estes Park Senior Citizen Center and would report her findings to the Board.

Next annual meeting will be held on Saturday, July 31, 2004.

Meeting adjourned at 3:40pm.

Joan Van Horn, Meeting Recording Secretary

Approval Date: