

THE RETREAT RUNDOWN

Official Newsletter of the Retreat Landowners
Association



President's Message

BY KENT MILLS

We are through another year, and as of now all is running smoothly from a board perspective. We have the 10,000 gallon tank installed and full of water and we plan on pursuing another tank install in the future. We have some turnover on the roads crew, so if you have an interest in working on the roads with our current equipment operators, please call Cody Sanders. We as a board will make every effort to respond to members concerns. Please use the board email if you have a need.

-Kent Mills

Board President



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November 3rd 2019 Meeting Minutes

Retreat Landowners Assoc. Board Meeting Minutes

November 3, 2019, 9:00am – K. Mills Residence

Board Members Present: Kent Mills, Heather Gooch, Rachel Balduzzi, Ron Spurlin, Dave Stookesberry

Others Present: Mandy Gordon, George Brelig

Treasurer's Report:

Thirty four landowners have not paid assessments yet. Letters will be sent shortly as a reminder. Currently, there are liens filed against 3 landowners who have not paid past year's assessments. Awaiting resolution of a possible IRS tax penalty. Taxes were prepared, but due to a miscommunication, not filed on time.

Roads Report:

The year's goal for laying recycled asphalt was completed. The backhoe has a blown hydraulic hose requiring repair before use. The grader has an electrical issue preventing use of front wheel drive (needed for our steep roads). Due to difficulties with finding parts and keeping the grader in repair, several options are being investigated for maintaining our good roads (and property values).

ACC Report:

Plans for two new homes, a fence, and a garage have been approved. Recommend that landowners use Next Door to search for contractors (Board cannot recommend individual contractors).

Environmental:

The site has been prepared for the new water reservoir on Copper Hill and the tank should be in place within the next week or so. The purchase of a storage shed for RLA files and materials currently stored in the pole barn and member's homes was discussed and go ahead given.

Old Business:

Currently, 104 landowners have not voted on the Short Term Rental amendment from June 2019. A list of those who haven't voted will be contacted and urged to vote so that there is a resolution of the amendment proposal.



Minutes Continued...

New Business:

Our insurance policy was updated to cover current equipment operators. Insurance quotes are being solicited before the the current policies expire at the end of the year. The newspaper boxes that haven't been used in quite a while and have become an eyesore will be removed.

Motions Approved (from Aug 19, 2019 Executive Meeting):

- 1) 18% annual interest on late assessments.
- 2) Continue retainer with Altitude Community Law P.C.

Meeting adjourned at 10:45 am

Next Retreat Board meeting is scheduled for 6:00 pm, February 3, 2020 at Heather Gooch's residence.

Amendment Proposal Ballots

Reminder that there are two ballot items outstanding for membership vote that were sent out prior to the annual meeting that addressed two potential changes to the covenants regarding Short Term Rentals and Right of Way for Road Maintenance.

In order for either revision to pass, 67% the membership must vote in favor of the changes. This ballot item voting period is open for 11 months or until the number of votes received clearly identify a decision so it isn't too late to vote.

At this time, we have received just over half of the votes from the membership. We urge you to please take a moment and send those ballots in to the office using the self-addressed stamped envelope provided in the mailing. These an also be scanned or emailed to us. If you need these to be sent to you again, please contact our the RLA office at office@glen-haven.org.



Environmental and Membership Update

BY MANDY GORDON: ENVIRONMENTAL CHAIR

Water reservoir update:

Our contractor, Matt Luce, managed to install the new underground tank in a break between jobs. The reservoir still needs a few finishing touches, but is mostly operational. Come by the corner of Copper Hill and Fishermans to take a look at our new community asset (you can't miss it). Many thanks to all the residents who made this possible by approving the special assessment last summer!





Russian Olive update:

All but two of the Russian Olives in the Retreat have been destroyed; however, we still need to keep an eye out for new sprouts, mostly in areas where the parent trees were removed. But since birds like to eat the "olives," it's possible for the seeds to pop up anywhere, so don't think you're safe just because you haven't had any so far. This thorny alien species has the potential to take over our drainage areas if we aren't diligent.

Winter is the time to prune or cut down trees...

There are no leaves in the way, and no beetles to be attracted by running sap. Since Team Rubicon was unable to clear the marked trees along Fishermans, Copper Hill, Miller Fork, and Bulwark Ridge, it's on us to drag them to the slash pile instead. Do you have a tree with a ribbon attached to it or marked with the "blue spot of death"? Then it's been identified by the fire dept as a potential danger and should be either removed or trimmed up.

Hiking along the Miller Fork Trail in the winter

Don't forget to brush the snow off the bridges before stepping on them. If you just tramp across the new snow, your footprints compact into ice that can take a long time to melt, making the bridge hazardous for those who follow later. Brushing it off allows the bridge to dry much more quickly, which will also help our bridges last longer. They cost \$120 and considerable effort to replace. Also for those hiking the trail, please avoid parking within the curve of the Miller Fork Road at the trail head. This could impede the fire truck from being able to maneuver around the corner in an emergency or make it difficult to access the dry hydrant. And if you park particularly badly, you might even block regular contractor trucks like Waste Management or propane deliveries.





MEET YOUR NEIGHBOR

A friendly way to get to know each other a bit better

Meet the Ciesielski's:

We're Paul and Terry and have lived at 120 Wild Elk Court for the past 8 years on a part time basis. Terry's parents, Tom and Carol Fulton who are originally from Michigan, were one of the first buyers when the Retreat opened. They lived happily for 25 years. They left their beloved home to their 3 children. Terry currently lives in Fort Collins. We've been hiking, climbing and running in RMNP for 45 years. Paul is an atmospheric scientist and Terry is an entertainer.

We would love to feature
your family!

Please send a photo &
quick blurb about
yourselves, where you
came from, why you
chose to live in the
retreat and any other fun
facts you'd like to share
and you can be the next
neighbor we meet.

Send info to:
retreatboard@gmail.com

Upcoming Meetings
SUNDAY, FEBRUARY 3RD
6:00 PM

RLA REGULAR BOARD MEETING

The next regular board meeting will be held on February 3rd at 6:00 p.m. at the Gooch's residence @ 1557 Dunraven Glade Road



SAVE THE DATE!

GHAVFD CHILI COOK OFF



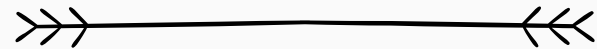
The GHAVFD Auxiliary Chili Cook Off is coming up on Saturday, February 29th (2020!) at the Glen Haven Town Hall.

Bring your favorite chili recipe for judging by the Firefighters and your neighbors. There will be 2 categories (traditional red and all others) and 2 chances to win (department favorite and people's choice).

Festivities begin at 5:30 p.m.



Spot the Wildflower:
Mariposa Lily



**ANNUAL
ASSESSMENT
REMINDER**

HAVE YOU SENT IN YOUR
DUES YET?

Annual Dues: \$300

GHAVFD: \$100

Water Reservoir: \$100

BOARD OF DIRECTORS

[terms expire at annual meeting in bracket year]

Kent Mills, President [2021]

644 Copper Hill Rd. | 6530 Pumpkin Ridge Dr.
Windsor, CO 80550 (970)302-0019,(970) 590-4686

Rachel Balduzzi, Vice President [2021]

406 Dunraven Glade Rd | PO Box 329
Glen Haven, CO 80532, (970) 577-1568

Heather Gooch, Treasurer [2020]

1557 Dunraven Glade Rd. | PO Box 201
Glen Haven, CO 80532, (970) 203-5458

David Stookesberry, Secretary [2020]

491 Copper Hill Rd | PO Box 363
Glen Haven, CO 80532, (970) 586-9130

Kristen Berg, Newsletter Editor [2020]

90 Solitude CT | PO Box 302
Glen Haven, CO 80532 (970) 586-3947

Bunny Beers, Member at Large [2022]

1161 Elkridge Drive Rd. | PO Box 110
Glen Haven, CO 80532

Ron Spurlin, Member at Large [2022]

320 Fisherman's Lane | PO Box 166
Glen Haven, CO 80532

Committee Chairs

Roads Committee:
Cody Sanders, Chair
Brian Berg, Operator
Jim Boyd, Operator

Architectural Control
Committee:
George Brelig
Ron Spurlin

Environmental Control
Committee:
Mandy Gordon
Kent Mills

Forest Preservation
Committee:
Peter Sinnott

Accounting/Bookkeeping:
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