

RETREAT LANDOWNERS ASSOCIATION, INC.
Annual Meeting – July 16, 2011 – 10:00am
Rocky Mountain Park Inn & Conference Center
Estes Park, Colorado

The 40th Annual Meeting of the Retreat Landowners Association, Inc. was called to order by President Mary Nolan who introduced Parliamentarian Janie Lichtfuss, Meeting Recording Secretary Joan Van Horn, and the Board of Directors present: Dick Boggs, Amanda Gordon, Terry Larsen, Danny Perugini, Peter Sinnott and Marv Gee (who was appointed by the Board to fill the remaining term of Claud Alkire who resigned).

The Pledge of Allegiance was recited and then a moment of silence was observed in memory of RLA members and relatives who had passed on this past year.

The agenda was accepted with the additions of the Glen Haven Area Volunteer Fire Department presentation and Jim Boyd's bear awareness talk, and the Meeting Standing Rules were approved as presented verbally.

Hobert Office Services verified that 61 members were present constituting a quorum and that 33 proxies had been assigned and were represented.

REPORTS: Written reports from each committee were included in the annual meeting packet.

President's Report – Mary Nolan thanked the Policies/Bylaws Committee members for the extraordinary time and effort they committed to the updates and revisions.

Treasurer's Report – Danny Perugini answered questions about the budget and commented that filing of liens on unpaid assessments will be handled as directed by the attorney due to the pending lawsuit.

Architectural Control – In addition to his written report, Dennis Bicknell stated that 166 residences had been built to date since the inception of The Retreat.

Road Report – Dick Boggs reviewed his written report and thanked Rich Gilmore for his road maintenance service.

Environmental/Forest – Peggy Burch reported that the mountain pine beetles are currently flying and that written information is available on the mountain pine beetles and on vegetation recommended for wildfire prevention.

RLA Website – Amanda Gordon asked that any information to be included on the RLA website (www.retreat-glenhaven.org) be sent to her.

Newsletter – No additional comments.

LANDOWNERS COMMENTS & QUESTIONS:

Peter Sinnott stated that the RLA Board discussed whether members not in good standing should be allowed to speak at the Annual Meeting. Parliamentarian Lichtfuss said the decision was up to the Board and the Board asked the membership to decide. A motion was made and seconded to allow all attendees of this meeting, whether or not in good standing, to speak. Numerous comments in favor and not in favor of the motion were made whereupon voting, the motion was defeated.

Questions were asked and answered regarding reasons for not paying assessments, status of the lawsuit, scheduling the annual meeting so it does not conflict with the GHAVFD annual pancake breakfast, mountain pine beetle, road maintenance and various other comments. Ann

Martin read written comments and submitted them to be attached to these minutes. Members also introduced themselves.

GHAVFD ASSESSMENT: The Board recommended extending the special assessment of \$100/membership/year for the Glen Haven Area Volunteer Fire Department for another three years. It was moved, seconded and carried that this recommendation be approved and accepted.

BALLOT ISSUES: The following motions were presented:

MOTION A: Motion to amend the bylaws to allow the use of mail-in ballots. (Changes the wording of Article 14, Amendments, that allows for the use of mail-in ballots)

Article XIV. Subject to other provisions in the Bylaws, these Bylaws may be amended at any annual or special Membership Meeting of the Association, provided previous notice has been given and a two-thirds affirmative vote is obtained. These Bylaws may also be amended by mail-in ballot, provided a quorum of votes is returned and a two-thirds affirmative vote is obtained.

MOTION B: Motion to remove the wording “non-voting”.

Article IX, Section 1. The Officers of this Association shall be a President and a Vice-President, who shall at all times be members of the Board of Directors, a Secretary, a Treasurer, and such other Officers as the Board may from time to time by resolution create. All voting Officers shall be Members in good standing.

NOMINATING COMMITTEE: The Nominating Committee submitted the following nomination for two positions on the Board of Directors (terms of Terry Larsen and Mary Nolan expiring): Mary Nolan. Nominations were requested “from the floor” and it was moved, seconded and carried that Kent Mills be nominated. No further nominations were received from the floor. It was moved, seconded and carried that the nominations be closed. Both candidates spoke briefly and then it was moved, seconded and carried that the two candidates be elected by acclamation to the Board of Directors.

Ballots for Motion A and Motion B were distributed and volunteers tallied the votes during a recess. The meeting reconvened and the following election results were reported:

Motion A:	Yes – 85	No – 4	Motion passed.	
Motion B:	Yes – 86	No – 2	Motion passed.	(3 invalid ballots)

GLEN HAVEN AREA VOLUNTEER FIRE DEPARTMENT: Tony Fink, President of the GHAVFD Board of Directors, discussed the newly proposed fire station to be located on the former Horseshoe Cafe lot. He showed a rendering of the 3800-4000 sq. ft. building which is designed to match existing downtown Glen Haven buildings. Grants will be pursued but donations will be needed to complete the project.

BEAR AWARENESS: Jim Boyd discussed the North American Black Bears which inhabit our area and encouraged homeowners not to “bait” the bears by feeding the birds, leaving pet bowls and garbage outside. Using loud noises such as air horns when bears are near will help discourage them from frequenting the area.

Meeting adjourned at 12:00 Noon.

Joan Van Horn, Meeting Recording Secretary