

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting
December 3, 2017 @ 9:00 AM
Cunningham Residence, 564 Copper Hill Road

In Attendance:

Graham Fowler, President	Loretta Martens, Vice President
Joanne Zagorda, Treasurer	Heather Gooch, Secretary
Kristen Berg, Director	Frances Cunningham, Director
David Stookesberry, Director	

Committee Chairs Present: Peggy Burch (Environmental), Peg Sloan (ACC), Rich Gilmore on behalf of Chuck Reynolds (Roads); Residents Present: Vernon Burch

The meeting was called to order at 9:13 am, the agenda was approved by consent as presented with no changes, and the minutes of the August 27th, 2017 Board Meeting were approved through a roll call vote, all members voted “aye”.

Correspondence:

- Residents (email and written correspondence): A resident had a question if a second house on their established property was permitted for a “mother-in-law house”. Retreat landowners must follow the same guidelines for zoning as Larimer County has established.

Landowner/Board member comments:

- Graham noted that there was a guy driving up and down people’s driveways during the last snowfall. Graham was in contact with the sheriff’s office regarding the incident.
- The Board talked again about signs to deter this type of behavior, discussion on whether or not we need to add signs about speed, suggest that the area is under surveillance, etc. Graham is going to research neighborhood watch signs for the ends of the main entrances at Dunraven and Streamside.

REPORTS:

Financial Report:

- Treasurer Joanne Zagorda gave an overview on the current financial report. Reminder that \$15,500 in monies were collected before the annual meeting, which is still affecting the numbers overall. There are currently five property owners that are delinquent in their dues. Letters have gone out to the delinquent parties to let them know if they are experiencing a hardship, to reach out to the Board. The five remaining property owners mentioned have not responded to the letters at this time. The next step will be to move forward with sending a formal communication regarding their delinquent accounts. Motion to approve sending the five parties a formal letter of account delinquency made by Treasurer Joanne Zagorda, seconded by Dave Stookesberry. Those in favor: Joanne Zagorda, Dave Stookesberry, Heather Gooch, Kristen Berg, Frances Cunningham. Against: Loretta Martens, giving reason that she doesn’t agree with the verbiage of the letter but realizes this is the required next step and that the letters have been drafted by our lawyer.

- Joanne reviewed the most recent Property Transfer Report: There was a transfer of ownership that happened as a result of a parent passing away. Clarification that there is no transfer fee to the Retreat in this circumstance.
- Recap on current Liens: There are still three current liens to be filed against property owners and the Board is working with legal to complete the necessary steps as that process continues.

Roads Report:

- Roads Chairperson, Chuck Reynolds was not available for the meeting, but sent in a written report for the meeting. Rich Gilmore attended on behalf of the Roads Committee as well.
- The unplanned but necessary roads repairs on various eroded areas have been completed. This required nine loads of RAP at a cost of \$4,071. Thanks to Rich for doing the grading work in a timely manner.
- Annual maintenance work on the Silverado snow plow truck was done and heavy duty shocks were installed to better control wheel hop during plowing. The bill was \$766. We're ready for winter snows now.
- The big tree at 393 Streamside was removed by Brian Berg so now we will have better road clearance there. Rich completed the removal of the stump. The next step is to fill in the eroded stream bank with standard road base material. After that we will re-grade the road and hill-side drainage ditch. Re-surfacing with RAP has been scheduled for spring time when we can combine it with the other planned road restoration. This will save us money on both material costs and equipment mobilization costs.

ACC Report:

Chair Peg Sloan was present to report on the current projects under review by the ACC:

- Rich Gilmore finished his construction (Bulwark Ridge Architectural Control)
- The Spahn detached garage is almost complete
- Heather Gooch will be submitting for ACC approval to construct a detached garage

Peg noted that she has paid the contract on the PO Box for six months.

It was noted that Harley Lyons has stepped down from the ACC Committee. Board has agreed to add a section to the upcoming newsletter to recruit new members to join the committee and give a brief responsibility overview.

Environmental:

- Verbal and Written Report from Peggy Burch. Peggy reminded everyone to follow proper fire danger precautions, talked regarding the recent IPS Beetle population along the front range and overviewed the importance of proper disposal and timely management of downed trees on your property.
- Several members of the Board commented the importance to really stress the fire safety information to the new residents. Reminder that the fire department is willing to come out to look at your lot to help determine the work that needs to be done.
- Peggy Burch also mentioned that she would like to start doing a regular newsletter on the animals in the area and the entire Board agreed that would be a good addition to the publication. Kristen will be adding a new family feature when new families move in.

Old Business:

- 393 Streamside Property/Cumulative Overview: A four-step plan was sent to the resident with costs included to put in a culvert (the original plan didn't include the removal trees) following the 2013 flood

damage. A recent survey was completed by VHE and presented to the resident. President Graham Fowler has communicated that the project will be completed between now and Spring and the Retreat would like to move forward with the plans. The Board proposes to send a formal communication recap outlining the work to be done and communication trail throughout the process.

- Covenant violations: None to report
- Website: The Board was all in favor to go live with the new website design. Hobert Office will continue to update and host the website, but Heather Gooch will remain as an admin on the account as a back up. Gmail discussion regarding who owns the gmail account and who has access to it. The current gmail account is managed only by the Board and used for residents to communicate with the Board. There was a discussion about creating email accounts for Committees such as the ACC, etc.
- Webcam: Heather to contact Eric Calkins regarding web cam, need to research pricing on a new one and cost for hosting.
- Chenoweth/USFS land exchange: Trying to finish the agreement with Ann Marie Chenoweth for the land swap and agree on the contingencies regarding association fees and other covenants. According to Ann Marie, she found some old information and we are waiting to hear back from her on the next steps.

New Business:

- VRBO (vacation rental by owner). Loretta received a call from a real estate agent asking about if our community allowed VRBO rentals. At this time, the Retreat does not have an established policy on that matter. Graham is going to ask the lawyers to get clarification on Larimer County regulations.
- OHV/ATV use on RLA roads: There is a policy prohibiting ATV (Policy on Roads and Vehicles, page 25). Policy reflects that *“All Terrain Vehicles (ATVs), off-road motorcycles, and other vehicles used exclusively for off-road use that are not licensed are prohibited because of their danger of fire, destruction of the ecology, safety of pedestrians and other traffic, and noise pollution.”* Board member Kristen Berg requested to have the policy reviewed and opened for discussion, commenting she was in favor of allowing ATV use by residents. Secretary Heather Gooch agreed. President Graham Fowler suggested a policy revision could be drafted to allow residents of the Retreat to use ATVs by following guidelines such as forest service approved mufflers, driving at or below the posted speed limit, following required safety precautions, etc. Kristen will begin the draft on a revised policy in regard to ATV's to present to the Board for review.

Other:

- Midwinter potluck: Mid February to March
- Board Gathering: After Christmas
- Next Meeting: Mid to Late February or early March, Time with the Midwinter Potluck if possible, at Gooch Residence

Adjourn: 11:45 am