

# THE RETREAT RUNDOWN

Official Newsletter of the Retreat Landowners  
Association



## President's Message

BY KENT MILLS

After much discussion, your Board of Directors has voted to cancel the 2020 Annual Meeting and Wine & Cheese event for this year due to the restrictions surrounding COVID-19. Finding a venue to accomodate our numbers safely would not be possible if restrictions continue. The three members of the Board that had expiring terms this year have agreed to remain on the Board until the 2021 Annual Meeting, when at that time we will fill those positions as well as the positions expiring next year. The year end financial statement as well as the 2020-2021 budget will be available upon request to the treasurer and will be posted on the website prior to the new year. Special Amendment Update: Approximately 90 residents abstained from voting on the amendments for the short term rentals and the right of way. The large majority of members who did vote are in favor of passing both (approximately 85/15% split). The 11 month open voting period has expired on May 10, 2020. Since the amendments did not pass or fail, the board will continue to hold the Retreat residents to Larimer County guidelines regarding short term rental restrictions and licensing and existing RLA policies for right of way issues. We sincerely hope that you and your family are doing well, and we look forward to seeing you all at next year's Annual Meeting. If you have any questions or concerns, please email us at [retreatboard@gmail.com](mailto:retreatboard@gmail.com).

Kent Mills  
Board President-Retreat Landowners Association

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## RETREAT BOARD MEETING May 11th, 2020 at 6:00 using ZOOM (virtual) Meeting

Call to order: Kent Mills, Kristen Berg, Ron Spurlin, Bunny Beers, Heather Gooch, Rachel Balduzzi and Dave Stookesberry were in attendance. Committee member present was Jim Boyd. Resident Ian McBride also attended.

Adopt agenda: The agenda was adopted as presented by consent.

### Residents email and written correspondence:

- The board has received several complaints regarding damage caused by the recent grading/plowing of the roads and also concern about the the apparent increase in potholes this year. The grader/plowing damage is being addressed along with its cause. More than anything, the increase in potholes was due to the weather and the inability to grade or patch them while temperatures were low.
- Two additional residents asked for clarification on the livestock/poultry policy in the RLA covenants. The board discussed and concurred that hens/chicks for household use only (no commercial use) would be regarded as household pets. All Larimer County rules regarding their upkeep would apply.

### Board and Committee Reports:

#### Treasurer:

- The board discussed the leftover Special Assessment monies after the installation of the Copper Hill water reservoir. The final amount will be held in an isolated budget line to be calculated and brought to the next in-person annual meeting for final resolution.
- Current Liens- 3 residents are currently on payment plans. 2 residents currently have outstanding assessments. There is currently only 1 lien. The board voted unanimously to have our legal team move forward with the remaining lien (outstanding for several years).
- Bookkeeping will be updated to have individual line items for the various road expenses (this seemed to have disappeared when using our previous administrative services company).
- The board voted to move \$15k from the current budget underrun into the equipment reserve fund.

#### Roads:

Cody Sanders resigned as Roads Chair effective April 27th. Jim Boyd attended the meeting representing the Roads committee and operators. Jim apologized for the damage that occurred during the last big snowstorm. He is working to address the damage. Since the last meeting, several outside contractors were contacted for info about grading services. Only one company (Four Seasons Roadwork in Drake) responded positively. They (Four Seasons) provided a proposal for road grading and answered several questions the board provided to them. Ultimately, it was seen that using a contractor for grading would be more expensive at this time (it would significantly reduce the amount of road material that could be purchased). A significant amount of information about road maintenance options and history was compiled for the board meeting.



The grader has been repaired and is in fairly good condition. The biggest problem is finding spare parts. If taken care of, it should work well for several more years. The backhoe and snow plow truck are in good condition, but need some maintenance. The water truck has an engine problem and is unsafe to drive. The board agreed that the water truck should be sold/scrapped and that a rental would probably be the best option for now when a water truck is needed. The roads committee will be meeting soon to plan road maintenance for the next few months along with several work days. It is felt that landowner involvement in road maintenance is a win-win. An insurance policy for volunteer accident coverage was discussed (~\$300) and approved once some questions are resolved.

#### Environmental Committee:

Kent Mills will be the board liaison for environmental issues as Mandy Gordon will be moving out of the Retreat this summer.

#### ACC Committee:

A resident having difficulty finding a suitable well location close to their house has asked permission to have a water line laid for ~150' in the road right-of-way (5' deep) from a well drilled a significant distance from the house. The board had several concerns especially regarding liability on both sides and has requested more information.

#### Old Business:

Amendment Update: Approximately 90 residents didn't vote on the amendments for the short term rentals and the right of way. The large majority of members who have voted were in favor of passing both (approximately 85/15 % split). The 11 month period to receive votes has expired. Ultimately, since the amendments didn't pass, the board has agreed that we will continue to hold the Retreat residents to Larimer County's guidelines and policies regarding both items.

#### New Business:

Due to the uncertainty about the virus and the inability to find a suitable venue that would be safe, it was decided that both the Annual Meeting and the Wine & Cheese event would be canceled this year. Due to the difficulty in holding an election for new officers/directors, the current 3 directors with terms expiring this summer will continue in place for an extra year resulting in 5 terms expiring in summer 2021. The current 2019-2020 budget amounts will remain in place for 2020-2021.

Adjourn: 8:08 p.m.





## Roads Report

This past winter brought heavy snows and cold weather for extended periods of time resulting in a significant number of potholes. We thank you for your patience while we waited for the weather to warm enough to grade/smooth them out. The roads are the Retreat's most important asset and we try to keep them in good condition within the allotted budget. With more full-time residents and their associated services (delivery/utility...) the roads take quite a beating. You can do your part by driving slowly and using 4-wheel or all-wheel drive when possible (especially on inclines and corners). Over time the road has flattened out and berms have formed on the sides. This year we will be attempting to add more of a crown on the road to shed water and also reduce/eliminate the berms when possible to allow rain to shed more evenly/naturally over hillside rather than run down and cut into the side of the road. A series of work days is planned for the next few weeks (a separate email is being sent with info). As part of the work days, tree limbs that pose a hazard to the road grader will be trimmed. To speed up the trimming, the limbs will be laid beside the road and will be chipped a few weeks later. When the limbs are chipped, the material will be broadcast near the road. If you would rather the chips not be broadcast on the property, please take the limbs you see to the slash pile. A final note: In recent years more and more driveways have been constructed that extend out into the road making it difficult to grade the road. To be effective, the road grader needs to have clear access to the full width of the road otherwise driveway damage may result. Please consult with the Architectural Control Committee if planning to construct or pave a driveway~ Dave Stookesberry

## FIREWISE Community Update

Glen Haven Wildfire Preparedness Day is postponed to Saturday August 15th due to the current health restrictions. Postponing this event to Saturday August 15th will hopefully mean that we can hold all of the events as planned by then. Activities include: Volunteer work day clearing roadside trees on Miller Fork/Copper Hill. Educational speakers and a workshop to prepare your own personal wildfire plan. A potluck dinner at Town Hall would wrap up the day. Remember to turn in any hours or dollars you spend on mitigation work, including grass cutting to [glenhavenfirewise@gmail.com](mailto:glenhavenfirewise@gmail.com). These will help us meet our targets for our Firewise Application. Hours are starting to be reported now that the weather has finally improved ~KZ



## ACC Report

ACC Report Activity for new building in the retreat the last six months has seen two new proposed dwellings. A new home at 1608 Elkridge Road is under construction. The house is one of the more visual dwellings in the Retreat, as the site is at a fairly high elevation. Another structure is breaking ground at 977 Miller Fork Road. Other activity includes a one horse stall, a garage addition and a few homes being upgraded and or repainted~George Brelig



# MEET YOUR NEIGHBOR

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

## MEET THE PHILLIPS:

Hi Neighbors,

The Phillips family couldn't be more thrilled to call "Glentuckey" home! Having lived in the Estes Valley for more than 10 years we are loving our new home and neighborhood in The Retreat. Katie and Shawn both work for Rocky Mountain National Park. Shawn is a Captain on the Alpine Hot Shots and Katie manages the school field trip program. Our two boys, Kai and Remi, are enjoying exploring their new backyard with their two border collies, Tank and Tugg. In our free time we like to hike, hunt, cut firewood, and spend time with friends and family. We look forward to making our house known as "The Phillips".



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](mailto:retreatboard@gmail.com)

# 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:  
TBD, Chair

Brian Berg, Operator  
Jim Boyd, Operator  
Rock Tallman, Operator

Architectural Control  
Committee:  
George Brelig  
Ron Spurlin

Environmental Control  
Committee:  
Kent Mills, Board Liaison

Accounting/Bookkeeping:  
Cindy Grigg  
[office@retreat-glenhaven.org](mailto:office@retreat-glenhaven.org)

## CONTACT US:

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