

Special Assessment Ballot Item Details

During the Annual Meeting on July 20th, the board will ask the membership to vote on the approval or rejection of a proposed one-time special assessment in the amount of \$100 to help install a new water reservoir on Copper Hill Road.

Please see below for more information:

In 2007, residents installed a 10,000-gallon underground reservoir on Bulwark Ridge to give firefighters immediate access to water in the event of a fire. This is especially important when you consider that the creeks in the Retreat, and even the North Fork, can be encased in ice during winter. The undertaking was very expensive, costing close to \$20,000.

Now take a look at the Retreat today, all but choked in overgrowth and downed trees. We've had two cabin fires in the last several years, and only luck and the incredible response times of our fire department have prevented them from taking the whole valley with them. It's not hard to see the need for access to more readily available water; the last thing we need is for firefighters to be hacking through the ice while your cabin burns.

Homeowner's insurance has also become increasingly difficult to obtain. After the tremendous liability brought on by the California wildfires, it may reach the point where insurance companies will no longer offer new policies in forested areas (don't let your current policy lapse). You can't sell your house if the buyer can't get insurance.

But the price of a new reservoir like the one on Bulwark has more than doubled. Glen Haven Area Volunteer Fire Department is actively applying for grants, and they have recently been awarded \$20,000 from Larimer County Fire Chiefs. The RLA is looking at a matching grant from forestry agencies that will open up in October, with funds being disbursed in Spring of 2020. Unfortunately, the grant GHAVFD has been awarded must be used in the 2019 calendar year, so we are faced with a half funded project at this time. We're still required to come up with roughly \$20,000 ourselves.

The RLA is proposing a one-time special assessment for the 2019-2020 fiscal year to fund the remainder of the proposed reservoir project. The new reservoir will be on Copper Hill, as the fire department has identified that as the next most-vulnerable area. Additionally, this site location will cost a little less because it won't need ground anchors (approximately \$6,000). In the future, we will look at installing reservoirs on Elkridge and Dunraven.

Special Assessment Language

"Shall the RLA membership pay a one-time special assessment of \$100 each to fund the remainder of the water reservoir project on Copper Hill Rd?"

"Should the project not be brought to completion by the end of 2020, the funds would be returned to the membership as a reduction in the annual assessment for 2021, unless otherwise voted upon by the membership."