

**RETREAT LANDOWNERS ASSOCIATION, INC.
Annual Meeting – July 20, 2019 – 1:30pm
Glen Haven Town Hall**

Attending: Kent Mills, Rachel Balduzzi, Kristen Berg, Heather Gooch, Loretta Martens, David Stookesberry
Also Attending: 66 attendees

The 48th Annual Meeting of the Retreat Landowners Association, Inc. was called to order by President Kent Mills. The Board Members were introduced, a quorum was established, the agenda and Meeting Standing Rules were accepted, and the minutes of the 2018 Annual Meeting held July 28, 2018 were approved.

REPORTS: Written reports from committees were included in the annual meeting packet and there were no questions from the membership.

Water Reservoir Proposal/Update – Amanda Gordon outlined the reasons for installing a 10,000 gallon water tank for fire mitigation including faster response time to fires, more available water to remote places, and better home insurance rates for some. Currently there is a 10,000 gallon tank on the Ricker property on Bulwark Ridge and also a dry hydrant on Miller Fork. Additional tanks are planned for Elkridge and Dunraven Glade. Larimer County Fire Chiefs awarded \$20,000 towards the tank project on Copper Hill Road but the grant has to be spent by the end of the year and another \$20,000 is needed to complete this project. A special one-time assessment of \$100 is proposed to raise the \$20,000 which will be voted upon later in the meeting.

Glen Haven Area Volunteer Fire Department – Eagle Scout candidate Matthew Argo explained his project to raise funds to add a truck bay onto Firehouse #2 to house the fire truck being purchased from the Allenspark Fire Department. This project would greatly benefit the Retreat. Estimated cost is \$16,000-\$20,000. Donations may be made through the GHAVFD and are tax deductible.

Fire Chief Kevin Zagorda reported that the Department currently has 14 active members, 5 reserve, and 2 in training. This year's activities have included over 50 fire mitigation property assessments, six medical calls and three motorcycle accidents. Expenses for fire truck maintenance were much higher than expected and a Type 5 fire engine is being purchased from the Allenspark Fire Department. Team Rubicon is having a convention at the YMCA in early August and has chosen Glen Haven as its project for fire mitigation training. Numerous property owners are participating to help reduce the fire hazard in their area and increase their home defensible space. New local resident Mark McLean has offered to assist the Fire Department in establishing a wildfire risk map for the Glen Haven area and also help update the community wildfire plan.

NEW BUSINESS:

Election of Board Members: The terms of Loretta Martens and Graham Fowler expire and the following candidate was presented by the Nominating Committee:

Bunny Beers

Ron Spurlin was nominated from the floor. There were no further nominations received from the floor and it was moved, seconded and carried that the nominations be closed and that Ms. Beers and Mr. Spurlin be elected to office by acclamation.

A short recess was taken to allow ballots to be voted on and tallied on the renewal of the annual \$100 special assessment for the GHAVFD (for 3 years) and also on the one-time special assessment of \$100 to fund the Water Reservoir/Fire Mitigation Project on Copper Hill.

DRAFT: WILL BE APPROVED BY THE MEMBERSHIP AT 2020 ANNUAL MEETING

The meeting reconvened and President Mills announced that both ballot issues passed.

OLD BUSINESS:

Road Committee: Chuck Reynolds and Rich Gilmore were given a standing ovation for the wonderful service they provided over the years serving on the Road Committee. Both are retiring from the Committee and Cody Sanders has agreed to chair the Committee and Kevin Zagorda and Brian Berg will be equipment operators.

Architectural Control Committee: George Brelig has agreed to chair this committee. The ACC committee will use the RLA post office box number 160 to receive forms and correspondence.

Amendment regarding Short Term Rental Properties: Ballots were mailed out regarding prohibiting short term rentals in the Retreat. To date, approximately 35% have been returned but 67% of all property owners need to respond to decide the issue. Larimer County requires licenses for short term rentals and is near adopting strict regulations which will apply to the Retreat. Several landowners offered “pro” and “con” comments.

Amendment regarding Maintenance: Plant growth along the roads is continuing to affect accessibility to properties. The ballot issue proposed clarifies the existing authority to handle the maintenance of problem areas but many members pointed out that the wording of the amendment was misleading as to the real intent. The Board will review the amendment.

New Office Management: The board announced that they have made the decision to terminate the administrative management services through Hobert Office and take on a more self-sufficient model to save valuable membership dollars that are needed for items such as roads and maintenance. This change will save the RLA approximately \$8,000 a year. The board will hire a bookkeeper to assist in the financial duties but take on the administrative clerical tasks within their own directors. In order to make this change, the board has named the Board President (Kent Mills), Board Treasurer (Heather Gooch) and the new bookkeeper (Cindy Grigg/ACS Services) as authorized designees of the Retreat bank accounts with KeyBank, and to carry on to the bank migration to the Bank of Estes Park as discussed and voted upon in the April 2019 minutes.

LANDOWNERS COMMENTS & QUESTIONS: Comments were made to continue (optional) paper copies of the members list, facilitate access to communications on the website with hyper-links and other time saving methods, send any concerns or comments to the Retreat Board email address, make sure addresses and/or email addresses are correct so receive annual meeting packets and other correspondence, concern was raised about gunshots heard at night occasionally, to which the board responded that we live in a place where we need to continue to remind of common courtesy for neighbors and promote awareness of our actions on others, and there were comments on appreciation for the Retreat Board of Directors and the work they put in.

Only new members were introduced in order to save time.

There being no further business, the meeting was adjourned at 3:15pm.

Joan Van Horn
Meeting Recording Secretary