

**RETREAT LANDOWNERS ASSOCIATION, INC.**  
**Annual Meeting - July 28, 2001**  
**Big Thompson Community Building**

The 30<sup>th</sup> Annual meeting of the Retreat Landowners Association, Inc. was called to order by President Steve Little.

Parliamentarian Esther Russell and Meeting Recording Secretary Joan Van Horn were introduced.

Minutes of the meeting held July 29, 2000, which were approved by the Board of Directors at its September 2000 meeting and published in the September 2000 newsletter, remained approved with no changes or corrections.

It was verified that a quorum was present with 48 members attending and 35 proxies being represented.

Copies of the meeting standing rules were distributed and all attending introduced themselves.

**REPORTS:**

President: President Steve Little expressed appreciation to Marcy Trahan and Gene Pfeif for their service on the Board. He also discussed the past year's activities and encouraged all property owners to participate in culvert and ditch cleaning which helps protect the roads especially during heavy rains.

Treasurer: Bill Widmaier presented the December 31, 2000 Statement of Cash Receipts and Disbursements compiled by Odstrcil & Meis, CPAs, P.C. and the current year's financial report. A summary of the balance sheet as of June 30, 2001 is as follows:

Assets	103,094
Liabilities	0
Net Assets	103,094
Total Cash Receipts	51,960
Total Cash Disbursements	32,737
Cash Balance 1/01/01	83,872
Cash Balance 6/30/01	103,094

The Treasurer's report was approved.

Assistant Treasurer: Marcella Bicknell reported that there were eight (8) new landowners during the past year making the total landowner units 221 as of July 2, 2001. All 2001 assessments have been paid.

Architectural Control Committee: Dennis Bicknell reported that the members continue to cooperate with the Architectural Control Committee. He suggested that members contemplating exterior changes or improvements review the Covenants and contact the committee as appropriate.

Environmental Control Committee: Graham Fowler explained that a survey of trees/weeds needing attention was not necessary as the number of trees involved was small and weed control is the responsibility of each property owner. He also commented that the stream still has fish in spite of the amount of silt in the stream from the heavy rains.

Roads Committee: Steve Little stated that 44 loads of road base have been distributed on Miller Fork Road, Black Creek Drive, Copper Hill Drive and Fisherman's Lane. The recent heavy rains caused a lot of road damage which is still being repaired. He encouraged property owners to sign up to help clean culverts and ditches.

John Barlow reported that a snowplow was bought and he is recruiting a group of volunteers to do snowplowing. Some hiring of help to snowplow may occur if there are not enough volunteers. Current policy is to start snowplowing when snow depths reach 5-6". Since snow depths vary throughout the Retreat, he recommended members call him if their particular area has reached the 5-6" snow depth. Some pruning will also take place to improve road and traffic sight.

Glen Haven Area Volunteer Fire Department: GHAVFD treasurer Tom Krantz reported past year's income as \$33,799 and expenses as \$23,896. Fire Chief Tom Housewright stated that the fire department is still striving to obtain an ISO rating of 6 for the area that may still take a few years because of the equipment requirements. They received a 1991 suburban from Larimer County, \$10,000 from Rocky Mountain National Park to use for wildfire equipment, and 500' of 4-1/2" large diameter hose from Johnstown. The fire department would like to meet with the Retreat Board of Directors to discuss the possibility of burying static water supplies to provide further fire protection.

Welcoming Committee: Pam Nuttal spoke about the welcoming new members party held the previous evening as well as the proposed new booklet for new members that would contain helpful local information and useful tidbits.

Bulwark Ridge: Marcy Trahan reported that the merger of the Bulwark Ridge Owners Association and the Retreat Landowners Association has been approved and is in the final stage of completing the necessary paperwork.

Water Certificates: A final proposal for the exchange of the water certificates has been submitted to the Maitlands and the RLA is awaiting a reply.

Carpenter Property: The Committee concluded that there is no longer an opportunity to purchase the 37.45 acre Carpenter property and recommended the funds set aside for this purpose be redirected.

Ballot Counters: Leon Satterfield, John Fowler and Gene Pfeif were introduced as those who would be responsible for counting the ballots of the election.

Nominating Committee: The Nominating Committee submitted the following nominations for the Board of Directors of the RLA: Joe Barraclough, Jim Broomfield, and Kent Mills. Each candidate spoke briefly and with no nominations being submitted from the floor, the nominations were declared closed. Ballots were distributed to those in attendance and collected. The ballots were then distributed for proxy voting and collected.

Intermission: There was a brief intermission to allow ballot tabulation.

Election Results: Joe Barraclough and Kent Mills were elected to the Board of Directors

## **NEW BUSINESS**

Motions Submitted by the RLA Board: The following motion, recommended by the Board of Directors, was moved by Marcy Trahan and seconded by Dale Alps:

The action of the 1994 Annual Meeting to establish the Open Space Fund be rescinded.

This motion received adequate prior notice, and therefore, only requires a majority vote instead of a two-thirds affirmative vote.

Most discussion centered on retaining the funds for open space acquisition. It was pointed out that the funds collected were for a specific property and so the original motion needs to be rescinded prior to any further action with the collected monies.

The motion carried as follows: Attending – Yes 29, No 10; Proxies – Yes 27, No 7 making a total of 56 “Yes” votes to 17 “No” votes.

Marv Gee moved the following motion recommended by the RLA Board of Directors be approved:

The \$36,000 in the Open Space Fund be credited toward the 2002 RLA budget and be credited equally among landowners of record as of January 1, 2002 toward their share of the 2002 annual assessment.

Gene Pfeif seconded the motion. Graham Fowler moved to amend the motion as follows:

The \$36,000 in the Open Space Fund be credited toward the 2002 RLA budget and be credited to the Open Space Fund for future acquisitions.

Joe Barraclough seconded the amendment to the motion.

The Parliamentarian commented that the motion had changed significantly so that proxy votes could not be used. It was suggested that the same intention could be accomplished by defeating the original motion and entering a new motion.

A “voice” vote in favor of withdrawing the amendment to the motion was taken with the “Ayes” winning the majority.

The original vote was then defeated as follows: Attending – Yes 9, No 33; Proxies – Yes 11, No 22 making a total of 20 “Yes” votes to 55 “No” votes.

Marcy Trahan moved the following motion recommended by the RLA Board of Directors be approved:

The resolution previously approved by the RLA membership be continued: In addition to the annual assessment each member will pay \$50 per year as a contribution to the Glen Haven Area Volunteer Fire Department for a period of three years – 2002, 2003, and 2004.

John Barlow seconded the motion and it was approved as follows: Attending – Yes 40, No 0; Proxies – Yes 31, No 0, making the total 71 “Yes” to 0 “No” votes.

Motions Submitted by Landowners: Graham Fowler moved and Joe Barraclough seconded the following motion:

The \$36,000 now in limbo be put into an Open Space Fund, adding interest, and the Board of Directors be directed to establish an Open Space Committee to pursue purchasing open space.

Pat Guy moved the motion be amended to include “for the benefit of the Retreat” at the end of the motion.

The call for question was then approved with the original motion passing by the following vote: Attending – Yes 30, No 12.

Mr. Kleinman suggested that the new Open Space Committee explore ways to obtain funds to increase the Open Space Fund such as contributions, memorial gifts, etc.

John Craig moved and John Klausner seconded the following motion:

That any purchase of Open Space have a common border with the Retreat.

Discussion followed regarding allowing the Open Space Committee to have the authority to determine what is beneficial to the Retreat with respect to the location of a property.

A “voice” vote was then taken and the “Nays” obtained a majority defeating the motion.

Nominating Committee – 2002: Marv Gee was appointed chairman of next year’s nominating committee with Pat Guy and Ron Bachali being appointed to serve on the committee and Leon Satterfield and Duke Sumonia volunteering to serve also.

Landowners Comments: The Barbeque provided by the YMCA for the luncheon was great and should be considered for next year’s annual meeting lunch.

The RLA should look into the brush/slash abatement program being encouraged by Larimer County and currently being implemented in Glen Haven.

Some rattlesnakes have been sighted.

Certificates of Appreciation were proudly given to retiring Board members Marcy Trahan and Gene Pfeif.

Meeting was adjourned at 4:57pm.

Joan Van Horn, Meeting Recording Secretary

Approval Date:

