

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting - March 20, 2010 @ 9:00am
Mike Frederick's Residence – Copper Hill Road

Attending: Danny Perugini, Claud Alkire, Dick Boggs, Mike Frederick, Terry Larsen, Mary Nolan, Peter Sinnott
Also Attending: Vernon Burch, Victoria and Guy McCoy, Duke Sumonia, Graham Fowler, Jason Gdovicak

President Danny Perugini called the meeting to order. The agenda was adopted and it was announced that the Board would meet in Executive Session following the regular Board meeting. The minutes of the November 21, 2009 Board meeting were approved and the September 19, 2009 minutes were reapproved with the following amendment to "Inspection of Retreat Records Policy" item:

Inspection of Retreat Records Policy – The Board discussed two changes to the policy of inspecting the records: (1) Changing the number of days from five (5) to ten (10) and; (2) changing the location to Hobert Office Services.

Landowner Comments: Guy McCoy asked for documentation and the status of the beautification project near the lower entrance to the Retreat on Streamside Road. He also requested (and would follow up with a written request) a copy of the contract/agreement with Hobert Office Services. The Board agreed to research documentation on the beautification project and to provide a copy of the agreement with Hobert Office Services.

Duke Sumonia asked how much it cost to send the letter to RLA members and requested to see the actual figures. He also questioned if the Policies, etc. were current and the Board replied that it would be addressed later in the meeting.

Duke also informed the Board of Edward Nowack's death who formerly lived with his wife, Millie, at 25 Miller Fork Road mostly during summers.

Board Member Comments: President Danny Perugini commented that certain individuals continue to criticize the RLA Board of Directors but that the Directors are honest people who are doing their best to serve the community and that it is difficult to please everyone.

It was noted that Bill Widmaier will conduct the annual financial review in May.

REPORTS:

GHAVFD – Fire Chief Jason Gdovicak presented a preliminary drawing of a remodel and expansion of Fire Station #2 located on Elk Ridge Dr. Both fire stations are basically garages without restrooms, meeting or office space, and a new fire station is not a feasible option at this time. An application for a FEMA grant for the remodel has been submitted but no response has been received yet. The GHAVFD requested preliminary approval from the RLA Board to proceed further with the project and the Board gave approval to proceed with researching the feasibility of the project. Chief Gdovicak will report again at the June 12th Board meeting. Dick Boggs, an adjacent property owner, volunteered to work with the GHAVFD on the site planning.

Treasurer – Written financial reports were submitted by Hobert Office Services. The checking account balance is \$39,812.20 and the money market account balance is \$63,386.96 as of March 18, 2010. One property has sold since November 18, 2009.

Architectural – Chairman Dennis Bicknell's written report (received following the meeting) stated that no new applications have been submitted and that the Stockers on Barking Coyote Court have applied for a setback variance.

Roads – Dick Boggs reported that road work will begin on June 7th and will take 3-4 days depending on the amount of volunteer help. Recycled asphalt will be applied to a section of Miller Fork and other road sections will be graded, watered and roller packed.

Website – Dick Boggs requested suggestions from members regarding making the website more easily accessed and informative. Except for the recent changes to the policy about reviewing records, the policies on the website are current and several signature pages will be added. Also, financial reports will be added as of March 31st.

Environmental – Peggy Burch's written report discussed the latest information on the various beetles threatening the RLA trees but emphasized that the Mountain Pine Beetle remains the biggest threat and may switch over to ponderosa trees when the lodgepoles are depleted. She also discussed numerous new methods being tried to stop the beetles. Peter Sinnott commented that various members of the Retreat put a lot of effort to encourage property owners to treat their trees and wondered if all the effort had resulted in a worthwhile effect on the members. He will put a notification in the newsletter of beetle tree spraying contacts.

Newsletter – The next newsletter will be in April and will include notice of the Board positions available for the next election.

Old Business:

Cross Property – Although the Cross residence is located outside the boundaries of the Retreat, they own a platted lot within the subdivision and the RLA Board does not have written authority to arbitrarily exclude a platted lot from requirements of the Retreat.

Phone Tree – Danny Perugini will post the phone tree on the website when review and verification is completed.

Lawsuit – The particulars of the current lawsuit cannot be discussed until the members of the RLA are served. Only the following facts can be relayed at this time:

There have been two special meetings of the Board to confer; three sessions with the Attorney; new demands, charges and a potential settlement (not settled as of this date) have been proposed; and the validity of the RLA Covenants/Declarations have been challenged.

Year-end Tax Report – Anita Meis will complete this by the May 15th deadline.

New Business:

Assessments – Fourteen assessments have not been paid. One check submitted was then changed to a "stop-payment" (President will pursue). A notice will be in the newsletter reminding members that assessments are due and that any information circulated that stated otherwise is incorrect.

Stocker Variance – The RLA received notice of the Stocker's request for a setback variance as were adjacent property owners. The Board has no objection as long as the adjacent property owners do not object.

Annual Meeting & Event – Since the annual meeting is scheduled for 10:00am on July 24, 2010, Peter Sinnott will research the possibility of a picnic and ballgame or similar activity after the meeting.

Next RLA Board Meeting – will be at Dick Boggs' residence on Elk Ridge Dr.
Meeting adjourned at 10:46 am. Joan Van Horn, Meeting Recording Secretary

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – June 12, 2010 @ 9:00am
Dick Bogg's Residence – Elk Ridge Road

Attending: Danny Perugini, Claude Alkire, Dick Boggs, Mike Frederick, Terry Larsen, Mary Nolan, Peter Sinnott
Also Attending: Dennis Bicknell, Peggy Burch, Victoria and Guy McCoy, Duke Sumonia

President Danny Perugini called the meeting to order. The agenda was adopted with the addition of an item regarding letters (time permitting). The minutes of the March 20, 2010 Board meeting were approved.

Landowners' Comments: The following written comments dated June 12, 2010 were submitted by Duke Sumonia to be included in the minutes, not as an attachment:

Reference: RLA Policy on Meeting Minutes –
"Written landowner comments submitted at the beginning of the meeting shall be included as submitted."

Until Rob Squire's proposed Motion # 1 presented at the 2009 Annual Meeting which showed only six BROA parcels, the Retreat and its previous boards accepted that there were more than six. That determination was made by Marcy Trahan, RLA president (past BROA president) and reported to the RLA membership in 1999, reconfirmed by RLA president Kent Mills in a **sworn affidavit** in June 2004. It was understood and approved in the BROA/RLA merger in 1997. This refutes the RLA president statement (e-mail of 6/9/2010, "The question has been answered several times and the board still contends that there are six Bulwark properties").

The board has provided no supporting documents or evidence to sustain their contention.

Therefore the board has error in its decision and needs to correct its error.

Respectively submitted

Duke Sumonia

Duke also requested the bylaws and policies on the website be corrected as he submitted. He announced that a bronze sculpture will be dedicated in memory of Tim Mayhew on June 19th, 11:00am at the Fairgrounds in Estes Park. Also, Maynard and Beverly Avey's son passed on.

Guy McCoy submitted the following written comments dated June 12, 2010 to be included in the minutes, not as an attachment:

Memorandum of Record to RLA Board of Directors
Subject: Contract for Services, RLA and Hobert Office Services, Ltd.

References: April 30, 2010, letter of request for records to Daniel Perugini, board president May 4, 2010, letter of reply from Daniel Perugini

The May 4 letter of reply by the RLA board president, referenced above, states that Hobert's "Proposal for Services" dated September 3, 2008; the minutes of the November 2008 board meeting; and the Budget workshop's projected costs for the year 2009, taken altogether, serve as a contract for services between the RLA and Hobert Office Services. The Hobert's Proposal for Services states that there is to be a review of monthly costs, ". . . after 90 days from the time a contract is signed and executed." The bare minimum of the cost of this proposal is \$4200 per year, a significant amount of the annual RLA budget.

To have instituted this business relationship, and continued it for 21 months, without a contract between the parties, violates the intent of Article VII, Section 1, Subparagraphs (d) and (f) of the RLA Amended Bylaws.

Also, proper execution of fiduciary responsibility on the part of the RLA board is called into question by lack of a contract for such important and extensive rendering of services that are ongoing.

The HindmanSanchez law office's Web site contains several articles outlining the essential elements and importance of a good contract.

Furthermore, not having a binding written contract may place in jeopardy the indemnification by the Association's insurance company should a future serious dispute arise between the business partners.

In light of the above factors, I request that a comprehensive, signed contract be executed promptly, cited in the RLA newsletter and posted on the RLA Web site.

Guy D. McCoy, RLA Member in Good Standing

Board Member Comments – A comment was made that the current agreement between the RLA and Hobert's Office Services is adequate and sufficient.

REPORTS:

Treasurer – Written financial reports were submitted by Hobert Office Services. The checking account balance is \$14.45 and the money market account balance is \$88,437.32 as of June 9, 2010. Two properties have sold since March 18th and 10 assessments have not yet been paid. The property owners who have not paid their assessments will have liens filed on their properties and will lose annual meeting privileges. The financial reports were accepted with the deletion of "twelve months" from the P & L column heading so it reads instead, "Actual results ending June 9, 2010".

Architectural – Chairman Dennis Bicknell submitted a written report stating that one application had been received from John and Lynda Stocker, Lot 7, Filing 4, 38 Barking Coyote Drive, to build a cabin. The Stockers obtained two setback variances from Larimer County.

Roads – Dick Boggs reported that 450 tons of recycled asphalt were applied to the roads. Volunteers Frances Cunningham, Ron Spurlin, Mike Frederick, Danny Perugini, John Nolan, Dennis Bicknell and Rich Gilmore donated their time for three days of roadwork which saved the RLA considerable money. It was moved, seconded and carried that those volunteers not currently serving on the board of directors receive \$50 gift certificates to a restaurant in appreciation of their time and help. It was discussed that someday the roadwork labor will need to be out-sourced and it was

recommended that a bid be obtained next year to help estimate future costs. Chairman Dick will submit a plan to repair a portion of Copper Hill Road to the Board.

Environmental/Forest Preservation – Peggy Burch reported that the mountain pine beetles are expected to emerge much earlier this year and, therefore, preventative spraying must take place very soon. Danny Perugini stated that he still has pheromone packets available for purchase if homeowners need some. It will probably be a bad year for aphid infestations for both evergreen and deciduous shrubs and trees as evidenced by little tufts of white cottony material on evergreens and curled leaves on deciduous plants. Using insecticidal soap on them will help control the aphids. Pruning and/or cutting live limbs of pine trees should be delayed until fall as the aroma/sap will attract beetles.

Dennis Bicknell reported that the USFS has started its fuel reduction project south of Estes Park and plans to continue with Forest Service areas adjacent to the Retreat. The Colorado State Forest Service has some grant funds available for fuels reduction/fire mitigation.

Website – Dick Boggs suggested the Records Committee (chaired by the president) look into the policies, edit them, sign and date them, and put them on the website. The Board Secretary will need the signed copies to keep on file.

Newsletter – The next newsletter will follow the annual meeting.

OLD BUSINESS:

Phone Tree – Terry Larson agreed to update the phone tree and submit to Hoberts Office Services to put on the RLA website.

Lawsuit – The lawsuit was voluntarily withdrawn by Becky Lorenz. A chronology of the lawsuit will be submitted with the annual meeting packet. The RLA attorney found, after considerable research, that the Larimer County Clerk and Recorder had received and recorded the Covenants on November 17, 1971 along with the signed plat.

Membership Withdrawal – There are no provisions in the Covenants or Bylaws to excuse anyone from membership.

Stocker Variance Request – Larimer County approved the Stocker setback variance requests, the Architectural Control Committee also recommended approval of the variances and no objections were received from neighbors. It was moved, seconded and carried that the RLA Board of Directors also approves the two setback variance requests.

Extending the meeting past 11:00am was voted upon and approved.

NEW BUSINESS:

Annual Meeting – Jan Ricker has volunteered to help the Hoberts with preparing and distributing the annual meeting packets.

Post Annual Meeting Activity – Peter Sinnott researched numerous places to hold a picnic and/or softball game but all facilities are booked. Most people present at this meeting preferred to schedule a wine and cheese gathering the night before the meeting instead of an activity following the meeting. A wine and cheese will be scheduled for Friday, July 23rd with the location to be determined.

Mail-in Ballots – The Board discussed at great length reintroducing a motion to allow mail-in ballots. Several motions were made and withdrawn before seconding. It was then moved, seconded and carried that a motion be drafted by Mary Nolan and Danny Perugini to amend Sections 5 and 6 of the Bylaws (regarding voting) to allow mail-in ballots, that such motion be submitted to the other Board members for approval,

and then it be submitted for the annual meeting packet and voted on at the annual meeting.

Nominations for Directors – Danny Perugini's and Mike Frederick's terms end and to date the only candidate running for the Board is Danny Perugini. Efforts will be made to try to obtain more nominations.

Meeting adjourned 11:50am.

Joan Van Horn
Meeting Recording Secretary

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – September 18, 2010 @ 9:00am
Danny Perugini's Residence – Dunraven Glade Road

Attending: Mary Nolan, Claud Alkire, Dick Boggs, Amanda Gordon, Terry Larsen,
Danny Perugini, Peter Sinnott,
Also Attending: Vernon and Peggy Burch, Victoria and Guy McCoy, Duke Sumonia,
Graham Fowler, and Beulah Behrens

President Mary Nolan called the meeting to order and the agenda was adopted. The minutes of the June 10, 2010 were approved with the deletion of the following sentence under the Environmental/Forest Preservation paragraph, "Danny Perugini stated that he still has pheromone packets available for purchase if homeowners need some." The minutes of the July 24, 2010 Annual Meeting were approved with changing "The agenda was accepted and the Meeting Standing Rules were approved as presented in the meeting packet" to "The agenda was accepted and the Meeting Standing Rules were approved as presented verbally."

There were no Board comments. It was then moved, seconded and carried that the following be elected to office for one year:

President – Mary Nolan Vice President – Peter Sinnott
Secretary/Treasurer – Claud Alkire

REPORTS:

Treasurer – Written financial reports were submitted by Hobert Office Services. The checking account balance was \$704.43 and the money market account balance was \$65,446.54 as of September 17, 2010.

Architectural – Chairman Dennis Bicknell submitted a written report stating that the garage extension for the Lightners and detached garage construction for the Hawkins have been approved. Excavation for 27 Barking Coyote Court and new home construction for 38 Barking Coyote Court have begun.

Roads – As recommended in Dick Boggs' report, the Board agreed to have Dick research installing a gate to prohibit dumping of debris in the slash pile by nonresidents. Amanda Gordon agreed to contact Larimer County regarding fixing the large pothole on the apron of County Road 43 at Streamside. The RLA had paid \$5,000 previously to improve that junction. Larimer County was contacted previously about trimming trees along Dunraven Glade Road.

Environmental/Forest Preservation – Peggy Burch recommended that property owners keep their weeds and grass trimmed with respect to wild land fire safety. She also reported that a Letter of Interest is being circulated for a community garden in Estes Park and that further information will be in the next newsletter.

Website – No report.

Newsletter – No report.

OLD BUSINESS:

Phone Tree – Terry Larson reported that there are still many problems with updating and maintaining the phone tree and that the RLA directory is a good source. Larimer County is registering property owners for emergency notification purposes (this information will be in the next newsletter). Terry will continue to bring the phone tree up

to date and will request phone numbers in the next newsletter of owners whose phone numbers are not in the directory.

NEW BUSINESS:

Fire Plan Review - Graham Fowler agreed to review and update the fire preparedness information on the website and for the newsletter. Property owners will be encouraged to review the website for fire safety and awareness.

Bylaws, Policy Letter Review/Mail-in Ballots – The Bylaws and Policies will need to be reviewed, amended and published to allow for mail-in ballots approved at the annual meeting. The following were appointed to a Bylaws Committee to propose the amendments: Chairmen Danny Perugini and Mary Nolan, Claud Alkire, Amanda Gordon, Peter Sinnott, and Duke Sumonia. First meeting is scheduled for October 16th @ 9:00am at Danny Perugini's home. The committee will also decide how the website should be updated.

Policy Letter Review - The committee will also review previously proposed amendments to see if they received appropriate approval and, if not, to proceed with approval and to note so on the website.

2010-11 Meeting Schedule – The following meeting dates and times were set:

| | | |
|--------------------|-----------|-------------------------|
| November 6, 2010 | (9:00am) | Budget - at Dick Boggs' |
| December 4, 2010 | (9:00am) | Peter Sinnott's |
| March 19, 2011 | (9:00am) | Mary Nolan's |
| June 11, 2011 | (9:00am) | Mary Nolan's |
| July 23, 2011 | (10:00am) | Annual Meeting |
| September 17, 2011 | (9:00am) | To be determined |

Winter Get-Together – Is tentatively scheduled for Friday, January 28, 2011 pending confirmation of location.

Landowners' Comments:

Amanda Gordon researched paving 8.6 miles of RLA roads and came up with an estimated cost of \$110,000 per mile or approximately \$5300 per property owner. [Extending the meeting time to briefly address this subject was approved]. She wanted to prepare documentation for the membership to consider. Several comments from the board members and other members attending the meeting included the safety hazards of pavement during the winter, global warming and future maintenance costs, and the lack of support for such an increase in assessments expressed in the past years.

Duke Sumonia announced the September Glen Haven Historical Society program.

Graham Fowler reported that James Eldridge passed away.

Meeting adjourned.

Joan Van Horn
Meeting Recording Secretary

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – December 4, 2010 @ 9:00am
Peter Sinnott's Residence – Saddle Court

Attending: Mary Nolan, Claud Alkire, Amanda Gordon, Terry Larsen, Danny Perugini,
Peter Sinnott,

Also Attending: Jim Broomfield, Vernon and Peggy Burch, Duke Sumonia

President Mary Nolan called the meeting to order.

GHAVFD – Jim Broomfield reported that the Glen Haven Area Volunteer Fire Department had recently purchased the property adjacent to the post office for a future firehouse. Government grants and other alternatives to fund a new firehouse will be researched. Jim asked for a representative from the RLA Board to attend future Building Committee meetings (next one is scheduled for December 18th at 10:00 am at the Glen Haven Town Hall) to facilitate communications between the GHAVFD and RLA.

The agenda was adopted with an addition from Amanda Gordon and the minutes of the September 18, 2010 Board meeting were approved. There were no Board comments.

REPORTS:

Treasurer – Written financial reports were submitted by Hobert Office Services. The checking account balance was \$679.44 and the money market account balance was \$57,951.91 as of December 2, 2010. Peter Sinnott observed that with the reimbursement from the insurance company for the RLA lawsuit expenses, the RLA will have a surplus of approximately \$10,000-\$12,000 which combined with the equipment reserve at the end of the year would provide about \$30,000 towards the purchase of a backhoe. The Board expressed interest in the surplus monies going towards the purchase of a backhoe and recommended that the reimbursement amount and legal fees total be reviewed for an accurate surplus figure and that backhoe purchase prices be researched.

Architectural – Chairman Dennis Bicknell submitted written reports for November and December. Jan Ricker has agreed to serve on the Committee.

Roads – No report.

Environmental/Forest Preservation – Peggy Burch reported that the beetle infestation is still a serious concern and that the lack of moisture so far this winter is detrimental.

Website – The policies and bylaws will be posted on the website when completed and signed. A wildfire information page will be added.

Newsletter – Amanda Gordon said that she would like to include a survey regarding paving roads and road maintenance and agreed to pay for any additional cost the survey would pose on the newsletter. The Board approved the survey insert and the additional cost being paid by Amanda and stipulated that future requests for inserts to the newsletter would be considered on a “case-by-case” basis as to cost, content, and whether or not they will be allowed in the RLA newsletters.

OLD BUSINESS:

Phone Tree – It was recommended and agreed by the Board that the phone tree be included in the RLA Directory instead of the website to protect privacy of the homeowners. Copies may be obtained from Amanda Gordon until printed in the next Directory.

Fire Plan Review - Graham Fowler submitted wildfire prevention information and other related wildfire information websites for the RLA website. It was recommended that a reminder be put in the next newsletter about the current wildfire hazard due to lack of moisture.

Bylaws, Policy Letter Review/Mail-in Ballots – The Rules Committee met several times and is still reviewing and revising the bylaws and policies and making every effort to keep the revisions in line with SB 100 as stated in the written report. When completed, the policy amendments will be put on the website for membership review along with the notice that they will be voted on at the next Board meeting.

Winter Get-Together – The RLA get-together is scheduled for the evening of Friday, January 28, 2011. The exact time will be announced later.

NEW BUSINESS:

2011 Budget – The 2011 Budget had been presented and approved previously by the Board and will be published in the newsletter.

Insurance – Quotes were obtained for the RLA insurance coverage and a comparable coverage was found at less expense. It was also noticed that the auto liability bodily injury coverage needs to be increased and updated. It was moved, seconded and carried that (1) the RLA's current insurance policy (through Brown & Brown) be allowed to expire, (2) the RLA obtain its insurance coverage through Insurance Associates of Estes Park, (3) the RLA transfer its auto insurance from State Farm to Auto Owners (through Insurance Associates of Estes Park) as of 12/31/10, and (4) Peter Sinnott be authorized to update/increase the auto liability bodily injury in the new policy with the recommendation of the new insurance agent.

Glen Haven Historical Society – The GHHS will be hosting a holiday potluck dinner on Sunday, December 19th at 5:00pm. Retreat and Glen Haven homeowners are welcome.

Meeting adjourned at 10:30am. An executive meeting of the RLA Board of Directors followed the regular Board meeting regarding legal issues.

Joan Van Horn
Meeting Recording Secretary