

RETREAT LANDOWNERS ASSOCIATION, INC.
Annual Meeting – July 18, 2021 – 1:00pm
Glen Haven Town Hall

Attending: Kent Mills, Rachel Balduzzi, Kristen Berg, Katie Phillips, Ron Spurlin
Also Attending: 64 attendees

The 49th Annual Meeting of the Retreat Landowners Association, Inc. was called to order by President Kent Mills (no meeting held in 2020). The Board Members were introduced, a quorum was established, the agenda and Meeting Standing Rules were accepted, and the minutes of the 2019 Annual Meeting held July 20, 2019 were approved.

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

Glen Haven Area Volunteer Fire Department

Fire Chief Kevin Zagorda reported that despite the limitations of the COVID pandemic this past year, the Department has 26 active members which includes 2 junior members and 7 members in training who have completed medical and wildland fire certification. The Fire Department responded to 50 calls in 2020 and 32 so far this year. The 10,000 underground water tank was installed on Copper Hill Road, the Community Wildfire Plan has been updated and included on the GHAVFD website, Glen Haven has been recognized as a Firewise Community for 2020-2021, and numerous fuel treatment/fire mitigation projects have been completed in several areas in the Retreat and more are scheduled in the Glen Haven area with assistance from Team Rubicon later this summer.

Generous donations have enabled the Fire Department to obtain newer, better functioning equipment such as a second wildland fire truck, UTV, VHF radios, thermal imaging apparatus to detect flames in smoke filled areas, new breathing equipment, medical kits, helmets, metal saw for cutting through metal roofs and cars, fireproof outfits and masks. A maintenance agreement has been arranged with the Loveland Fire District to service the GHAVFD equipment. The smoke alarm project with the Red Cross is resuming as is Mathew Argo's Eagle Scout Project of adding a truck bay to Firehouse #2 which now is framed and sheeted.

The GHAVFD was given a standing ovation from all attending!

NEW BUSINESS:

Election of Board Members: The terms of Rachel Balduzzi and Kent Mills expire and Dan Robinson 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 Dan Robinson elected to office by acclamation.

OLD BUSINESS:

Amendment regarding Short Term Rental Properties: Ballots were mailed out regarding prohibiting short term rentals in the Retreat and the results were (with 82% of the membership voting) 80% "Yes" to prohibit short-term rentals so the Bylaws

will be amended. The many volunteers who pursued high voter response were applauded.

Copper Hill Road Water Tank Project Funds: Approximately \$5,000 remains from the special assessment which funded the underground water tank (which has been completed) and it was moved, seconded and carried that such funds be transferred to Black Creek Drive flood damage repairs. Larimer County will only maintain Black Creek Drive to a state of “passable” which will not be adequate for general and winter use.

New Grader: The Road Committee is researching options for replacing the grader and will have more information by the end of August.

Larimer County Cameron Peak Fire Grants: The Retreat is on the list for possible grants to aid those properties affected by runoff through the burned areas but will most likely only be available to those adjacent to the creeks.

Glen Haven Addresses/mailboxes: Nancy Dunavan has been working with the USPS and Colorado Representatives in US Congress to clarify and extend the 80532 zip code to the area encompassed by the GHAVFD district rather than just the Post Office building along with possibly establishing cluster boxes and other means of postal delivery. The USPS agreed to distribute a ballot for local box holders to vote on which will require 50% passage to continue to the next step.

Increase Assessment Cap: Currently the assessment is \$300/year (plus \$100 to GHAVFD) and \$350 is the maximum amount (cap) allowed by previous membership vote. It was proposed that the cap be raised to \$500 to help avoid special assessments and to allow more flexibility to meet emergency needs. Raising the cap does not raise the assessment amount necessarily and the GHAVFD amount is a separate matter not affected by this proposal. It was moved and seconded that the cap on the assessment be raised to \$500. Ballots were distributed and there was a brief recess to collect and count the votes.

Ballot results were 52 votes in favor of raising the cap to \$500 and 10 votes against the measure. Motion/proposal passed.

LANDOWNERS COMMENTS & QUESTIONS: Gratitude was expressed to Susan and Kent Lowry for hosting the Wine and Cheese event, to Patty and Kent Mills for providing the appetizers, to Kent Mills for serving his community and board for so many years, to the numerous volunteers who have participated in the weekend community repair projects, and to Jim Boyd and Frances Cunningham who have been vital to the community and who will be greatly missed when they move to their respective new homes. Numerous hiking trail bridges were washed out on Miller Fork so a “hat” was passed around to raise funds to purchase bridge repair supplies. The annual meeting packet should have included Katie Phillips as a Board Member. Maps of the Retreat are on its website.

Only new members were introduced in order to save time.

There being no further business, the meeting adjourned at 2:13 pm.

Joan Van Horn, Meeting Recording Secretary