

Retreat Landowners Association, Inc.

Board Meeting Agenda

March 2, 2021

Virtual by Google Meet @ 6:00pm

Board Members: Kent Mills, Rachel Balduzzi, Bunny Beers, Kristen Berg, Ron Spurlin, and Katie Phillips.

Present: Kristen, Bruce, Kent, Rachel, Ron

6:15 p.m. Call to order

Adopt Agenda – It was moved (Bruce) and seconded (Ron) to approve the agenda as presented and it passed with all voting “Yes”.

Approval of December 2020 Meeting Minutes – It was moved (Ron) and seconded (Kristen) to approve the agenda as presented and it passed with all voting “Yes”.

Landowner Comments – No landowners were present at the meeting.

Board Member Comments

- Add Bruce Brown to the Retreat Board email distribution list.
- The Board commended River Clean-up day and thanked the 19 volunteers for their participation. The Board would support future clean-up dates.
- Chipping/slash is overbudget by approximately \$4,000 due to increased use for post fire needs.

Reports

a. Treasurer’s Report Highlights

- Financial statement was attached for Aug. 2020 to Jan. 2021.
- <https://docs.google.com/document/d/1B-kr6vwr-EFkChAjWxPV3ZIIHZoeXKEtxd0zJbs1-dA/edit?usp=sharing>
- Most expenses are in line with budget except for Tree Chipping/slash which is over budget by approximately \$1,653.02. We presently have 9 members in arrears for 2020-2021 assessments.
- Insurance is current through December 31, 2021. Volunteer Accident Insurance is current through 5/30/2021. These policies are uploaded to Google Drive.
- Bailey Andrew as a driver to all of our equipment operators.

b. Architectural Control Committee Highlights

- December 4, 2021 Plans submitted by Kate Raymer for a new home on 910 Copper Hill Road which are approved by Larimer County. Approval was provided December 18, 2020.
- December 8, 2021, received an email from Jim Boyd concerning the Balscom driveway and its intersection at Miller Fork.
- February 5, 2021, received an email from Ryan Watterson concerning steps for building on one and/or two lots, those being 816 Dunraven Glade and 0 Bulwark Ridge Drive. No plans were submitted.

- February 2021, received a call and then an email from Dick Lightner concerning the improvements his neighbor was making on Streamside Drive. The neighbor was contacted and is in the process of sending plans to the ACC.

c. Roads Committee Highlights

- Welcome Bailey Andrew. Bailey and Amy purchased their home in The Retreat summer 2020. Bailey is a diesel mechanic at 4Rivers John Deere Dealership in Fort Collins and is enthusiastic about helping our team with equipment repair and maintenance as well as equipment operation and road maintenance.
- Good ditching and culvert maintenance on all roads below burn areas will be a high priority during the next few years out of a concern for landslides and flooding that could washout portions of the roads. This will include Copper Hill, Fisherman's Lane, Black Creek and portions of Streamside and Bulwark Ridge.
- Brian Berg, Arborist and Equipment Operator is leading the evaluation of hazardous trees along our roads, especially in the burn areas. Estes Park Power and Communications will pay their contractor to remove trees that are a threat to their utility lines. The Roads Team will develop a prioritized list of trees that should be removed at RLA expense. It is likely that some tree removal can be done by the Roads Team.
- Last fall demonstrated the need for widening some stretches of RLA roads and the removal of branches and trees along portions of our roads. Roads and trees that impede equipment, service and emergency vehicles, obstruct road maintenance or present a fire hazard limiting egress must be addressed. Portions of Streamside, Black Creek and Fisherman's Lane need to be evaluated for mitigation.
- The Roads Team will conduct work on Miller Fork beyond the gate, to pull ditches and improve basins leading into culverts to ensure that it is more resistant to washouts and the impact of landslides, so this road remains in satisfactory condition for emergency access.
- The Roads Team recommends roadside slash chipping several times between May and October. We also recommend that chips from the slash pile by the equipment barn be retained and stockpiled for landowner use and for use on appropriate RLA common lands to help with re-establishing vegetation on slopes burned in last fall's fire.
- They will select and announce several dates in May and June for road maintenance days, for which we will again recruit volunteers to help.
- They encourage concerted efforts by RLA volunteers and other resources to remove debris from our streams, re-seed and re-vegetate slopes to reduce the risk of flooding and washouts. The Roads Team will coordinate with the Environmental/Wildfire Restoration Team on some specific preventive work this spring and summer.
- Grader broke down, which could be a costly repair which the Roads Committee would evaluate.

d. Forest Preservation Committee is now the "Fire Restoration Committee" official title report

- The Fire Restoration Committee consists of Bruce Brown (Chair), Geoff Elliot, Harry Love, Gene McClean, Chuck Reynolds and Ron Spurlin (honorary member).
- A volunteer day was held on Feb 20 to start the clean-up of Miller Fork stream from a little above Miller Fork Road to Lower Streamside.
- 16 RLA residents formed 5 "chain saw" groups and started work at 9 am, working for ~4 hrs.

- Our walking inspection on 2/21 resulted in remarkable progress.
- Some work remains (7-8 large logs and branch removal) and another volunteer day may be scheduled that would include Black Creek.
- They discussed the culvert situation if there is considerable run off event with Jim Boyd and concluded he, as Roads Chair, will handle culverts.
- Looking to purchase waddles to manage runoff in the culverts, will create a proposal with costs for the board to approve at a future date

e. Newsletter editor

- Will include thank you to residents for River Clean-up day
- Will include a new member plea

Unfinished Business

- a. Unpaid Dues property issue
 - Lawyer letter sent as an RLA response
- b. Post Office issues
 - Zoom call 3/2/2021 with some residents, senate members etc. the RLA is not taking a stance on this issue, deeming it, an individual citizen issue.
- c. Short Term Rental revote
 - A desire for another vote exists in the RLA. The item will be put out 50 days prior to the annual meeting, on July 18th at 1:00 p.m.

New Business

- a. New Board members
 - Need to recruit 1-2 new members
- b. Expirations
 - July 2021: Kent /Rachel expire
 - July 2022: Ron/Bunny expire
 - July 2023: Katie/Bruce/Kristen expire

Miscellaneous Business

- Next meeting May 11th 5:00 p.m. in person at Town Hall

Adjourn

- Motion (Bruce), second (Rachel), and it passed with all voting "Yes".
- Adjourned 6:43 p.m.