



RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160
Glen Haven, Colorado 80532

THE BOARD OF DIRECTORS MEETING JANUARY 28, 1995

PRESENT: Irene Little, President; Bill Lovejoy, Treasurer; Board Members Graham Fowler, Ken Gwynn, Jack Heidebrecht, Marlan McMahan, Dick Stolte; Committee Chairs Steve Little, Architectural Control, John Manchester, Architectural Control and Environmental Control; Dick Weinmeister, Roads; Marv Gee, Assistant Treasurer; and Joanne Weinmeister, Recording Secretary.

OTHERS PRESENT: Landowners Beverly Avey, Sandy Stolte, Duke Sumonia.

CALL TO ORDER. The meeting, held at the home of Dick Stolte, was called to order by the President at 9:35 a.m.

PRESIDENT'S REPORT. Irene Little announced the acceptance of the resignation of Bill Lovejoy from the Retreat Board and as the Treasurer.

NEW BUSINESS. Beverly Avey reviewed the circumstances surrounding the accident involving her husband and daughter on the Dunraven Glade Road (which is a County road) and asked the Retreat Board to do whatever is possible in conjunction with the County to improve the safety on this road. Bill Lovejoy made a MOTION that a letter be written to the County expressing the concern of the Retreat about snow removal on Dunraven Glade and attaching Bev Avey's letter which was sent to the Retreat Board. **SECONDED** by Marlan McMahan. **PASSED UNANIMOUSLY.** Also, Irene asked that Dick Weinmeister contact Jim Boyd and have him talk to the person who regularly plows the County roads in this area about better service on the Dunraven Glade Road. It was also suggested that the group established to work with the Dunraven people might be interested in working on this. Ken Gwynn said he would be the liaison with Terry.

PRESIDENT'S REPORT CONTINUED. Irene distributed a pamphlet entitled The a-b-c's of Parliamentary Procedure published by Community Associations Institute and a handout sheet entitled Wildfire...Are You Prepared? put out by the American Red Cross.

Action Items reviewed by Irene: (1) Trash burning is legal in the Retreat, however, safety precautions should be taken. "Open" burning requires a permit from the County; other burning needs to be contained. (2) Irene wrote a letter to Duke Sumonia clarifying the issue of the officiality of the NEWSLETTER. (3) 65 surveys have been returned. Follow-up will be made at the Potluck. (4) Laying of optic-fiber cable is progressing as weather permits. Landowners will be contacted by U.S. West before lines are run to properties. The sand barrel on Miller Fork needs to be replaced since it has been damaged. Boyd will be asked to have the construction crew replace this barrel. (5) Letter sent to Robb by Irene regarding his variance request--trailer needs to be set back 30' from the property line and a variance will be considered when a building is being constructed. (6) A registered copy of the ACC letter granting Jorend's request for a fence and stall was sent to Jorend (first letter not received). Also a complaint was included about his dogs running loose, chasing wildlife, cars, people. Witnesses are encouraged to contact the animal control office documenting time and date and signing a complaint. (7) A dog complaint was received from Lofquist concerning the Dobermans owned by Schimek's. They have been frightening residents and workers in the area. Complaints may be made to Irene or Mary Purinton so this can be followed up. (8) Letter sent to Larabee stating that his electric fence is too close to the road and needs to be either moved or removed. (9) Letter to Commissioner Disney asking that the Retreat be included in discussions concerning the establishment of an Estes Valley Council. (10) Letter to Lemkes' about shielding their propane tank and repainting their basement area. (11) Noted that Dyer's trailer has been removed. (12) Wrote a letter to Richards concerning their fence which is too close to the road.

VICE PRESIDENT'S REPORT. Graham Fowler gave a report on OPEN SPACE. He received a call in December from a landowner who wants to sell his property which is located on Pole Hill and is property the Forest Service wants. The Forest Service land has been appraised at \$50,000 for 37.4 acres. The seller's property is 40 acres with an estimated price of between \$42,000-\$46,000. A handout prepared by Bill Lovejoy was distributed showing the possible land purchase options available for this 40 acres.

Following discussion of the options, Bill Lovejoy made a MOTION to direct Graham Fowler to proceed to negotiate a deal for the open space within the parameters of \$1,000 to \$1,150/acre and at an interest rate between 5-7% over a two-year period; making a down payment of 50% the first year (1995) and paying it off within 2 years (1997). SECONDED by Marlan McMahan. PASSED UNANIMOUSLY. Graham will report his negotiations back to the Board before finalizing any agreement.

OLD BUSINESS. Geldes asked for a variance for his fence which is located 30 feet from the property line and 15 feet from the Ziegler lot. Covenants require a fence to be 50 feet from the property line. ACC is divided on granting the variance; thus the Board has been asked for action. The Littles have talked to Mr. Geldes. The fence cannot be moved further back without digging into the hillside. Geldes has never received permission to put the corral fence where it is, has ignored covenants and there has been no stipulation that it should be a permanent fence. A letter was sent to him in July.

Dick Stolte made a MOTION that the variance for Mr. Geldes be denied. SECONDED. Following discussion and vote, the motion PASSED. The lawyer will be contacted for the procedure to follow; then he will send Mr. Geldes a certified letter stating that his request for a variance has been denied by the Board making reference to the letter previously sent to Geldes stating he could be responsible for legal costs.

Berry. Irene talked to Berry again concerning his violation of the trailer covenant and asked him to move his trailer. Board recommended that Irene write another letter asking him to move his trailer.

ARCHITECTURAL CONTROL REPORT. John Manchester submitted his resignation as ACC Chair while building his house. Also, Steve Little will be resigning as co-chair on May 1 and he will resign from the committee at the end of the summer. Recruitment of a new chair and new members for the ACC will be announced in the NEWSLETTER and at the Potluck.

SURVEY. About 65 responses have been received. Survey forms will be available at the Potluck for those who have not responded.

LIBRARY BOARD. A request was made for a representative from the Retreat to serve on the Library Board since communication with outlying districts is being sought. It was suggested that a representative from the Library Board be invited to make a presentation at the Potluck about Library plans. Marv will talk to the President of the Board, invite him to the Potluck and ask him to give a 5-minute presentation.

ENVIRONMENTAL COMMITTEE REPORT. John Manchester expressed concern about the Fire Danger and asked that something be put into the NEWSLETTER about how dry it is and how great the danger is. He referred to the recent fire in the Glen Haven area and three forest fires in January. Regarding burning, Tom Housewright will send John the County regulations regarding the legality of burning. There are no restrictions on an enclosed burning, but an open fire requires a permit signed by the fire chief who will come to the area where the burn is to be and evaluate the area to make sure it is safe.

Manchester received from the Estes Valley Improvement Association an announcement of a meeting concerning the elimination of noxious weeds. He will be looking into this and will report back later.

FIRE BOARD REPORT. Jack Heidebrecht reported that Richard Casebeer has been appointed to fill the vacancy on the Fire Board. Regarding funding, two installments of \$2,500 each have been received from the RLA. He reported that the Fire Department responded to 49 calls in 1994, compared with 44 in 1993 and analyzed these as follows:

| <u>Type of Call</u> | <u>No.</u> | : | <u>Area</u> | <u>No.</u> |
|------------------------|------------|---|----------------|------------|
| Motor Vehicle Accident | 11 | : | General | 6 |
| Medical | 9 | : | Glen Haven | 8 |
| Structure Fire | 0 | : | Retreat | 4 |
| Wildfire | 0 | : | County Road 43 | 20 |
| Smoke Report | 7 | : | Estes Park | 8 |
| Miscellaneous | 12 | : | Loveland Rural | 3 |
| Mutual Aid | 10 | : | | |

Personnel includes 13 active and 10 reserve volunteers (2 active and 4 reserve from the Retreat) with response capabilities of EMT-5, first responder-4, dive rescue-1, ice rescue-3, fire science-1. All fire fighting equipment is operable. A large dump tank has been purchased which can be taken to fire locations. Training includes all aspects of the Fire Department and is being conducted at all regular meetings and some on Saturdays. Workers compensation insurance, through the efforts of the Insurance Committee (Bob Clarke), has been reduced from \$2100 in 1994 to \$609 in 1995. The IRS has granted exempt status to the Fire Department and a certificate for exemption from state sales tax has been received from the State of Colorado.

SPECIAL DISTRICT. Jack Heidebrecht distributed an outline of the "Formation of Special District" to all Board members (report on file). It was recommended by the Special District Association of Colorado that legal counsel be obtained. He noted that the cost of forming a special district could be nebulous if someone is hired to do all the work. He noted that a Service Plan must be filed with the County Commissioners and County Clerk and Recorder and a processing fee of \$500 must accompany the filing. This Plan must be submitted to the County before anything else can be done. The County Commissioners have to approve the Service Plan and hold a public hearing on the plan. The Commissioners must notify petitioners of full approval, conditional approval or disapproval within 20 days after the hearing. Disapproval can be appealed to the District Court. If approved, the Service Plan then goes to the District Court. A petition for organization signed by not less than 30% or 200 of taxpaying electors must be filed by the petitioners and the petitioners must file a bond or cash deposit with the court sufficient to pay all expenses of proceedings in the event the issue fails. Then a District Court hearing must be set and, if approved, an election is held.

Irene read a thank-you note from Carol Fulton in appreciation for the plant, cards and visitors Tom received following his recent heart attack. She also praised the Fire Department for their prompt response to her 911 call. Within five minutes of her call, Al Matlock had arrived and others shortly after.

TREASURER'S REPORT. Sincere thank-yous were extended to Bill Lovejoy for his services as Board Member and his fine work as Treasurer.

Bill distributed copies of the RLA Income Statement, 1/1/95 through 1/31/95, and the RLA Balance Sheet, 1/25/95, (on file) and reported: (1) As of January 25, 1995, \$17,523 (38%) in assessments has been received and deposited. According to Marv Gee, another \$4,300 has been received as of today. (2) \$5,000 of the \$10,000 commitment to the Glen Haven Area Volunteer Fire Department has been paid. (3) The budgeted amount of \$12,000 has been transferred to the Open Space Fund, raising that balance to \$24,172.

Following discussion regarding a replacement for Bill Lovejoy, Marlan McMahan made a MOTION that Bill Widmaier replace Bill Lovejoy as an interim Board member and as Treasurer through the Annual Meeting.

SECONDED by Ken Gwynn. PASSED UNANIMOUSLY. Irene will write a letter to Bill noting this change so he can present it to the bank.

Bill Lovejoy has also resigned as the Nominating Committee Chair. Marlan McMahan made a MOTION that Ken Gwynn replace Bill as Chair of the Nominating Committee. This committee is made up of John Barlow, Steve Little and Gene Robb. SECONDED by Graham Fowler. PASSED UNANIMOUSLY.

ROAD COMMITTEE REPORT. Dick Weinmeister reported that during the last snow (not much), Jim graded snow two hours on Miller Fork. The construction crew with U. S. West has been doing a good job of putting the roads back the way they found them.

MEMBERSHIP AND CORRESPONDING SECRETARY REPORT. Marv Gee reported. (1) Membership: Two lots have changed ownership since November--Davis/DeWitt from Smart and Brethauer from Kadlecek. Two others will close this month. (2) Correspondence: Reidman Insurance stated the binder is here; the new policy is currently being worked on and will be mailed as soon as possible. A telephone call was received from William Bregach wondering why the assessment is \$215. Gee called him, explained why and indicated if it were not paid a lien would be placed against his property and he responded, "That's fine." An anonymous phone call was received asking if Dunraven Glade members were required to pay the road portion of the annual assessment; response was "yes." (3) As of January 27, 100 landowners had paid their 1995 assessment in full and one had paid half for a total of \$21,743. (4) Gee suggested that the attorney's collection letters be mailed immediately (a list of delinquent assessments should be available by the end of March), and that the letter indicate a member cannot vote if not in good standing and that interest will be charged at the rate of 18% per annum. (5) Requested a corrected copy of the Bylaws. (6) Since Jim Kadlecek no longer is a land owner, the Board agreed that its policy that only landowners receive the Minutes be adhered to in this case. (7) Notice of the February Potluck will be sent to all Colorado members. Reservations will be requested. (8) The fee (\$75) for the mailing permit which the Retreat uses has always been paid by the Fire Department. A MOTION was made by Ken Gwynn that the Retreat pay half of this bulk rate permit fee (\$37.50). SECONDED by Graham Fowler. PASSED UNANIMOUSLY. (9) Gee apologized that the "official status" of the NEWSLETTER was stated incorrectly.

NEW BUSINESS. Irene stated that the forming of a "Welcome Committee" will be put on hold for the time being.

The Potluck will be February 25, 5:30 p.m., at the Community Church of the Rockies in Estes. Janice Tate is the organizer and Carol Fulton has arranged for the room. Rental charge for the room is \$50. The program will consist of presentations by the Library Board, Open Space Update by Graham, update on what is happening in the Retreat by Marv, and possibly entertainment by one of the musical groups from the Estes Park High School (Littles will follow up on this).

LANDOWNER COMMENTS. Marv suggested that the advertising sign be removed from the Jorend property. Irene will contact the contractor concerning this.

MEETING ADJOURNED at 12:00 noon.

NEXT MEETING WILL BE MARCH 25, 1995 AT KEN GWYNN'S.

Respectfully submitted,

Joanne Weinmeister

RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160
Glen Haven, Colorado 80532

THE BOARD OF DIRECTORS MEETING MARCH 25, 1995

PRESENT: Irene Little, President; Bill Widmaier, Treasurer; Board Members Graham Fowler, Ken Gwynn, Marlan McMahan, Rich Stolte; Committee Chairs, Steve Little, Architectural Control, John Manchester, Architectural Control and Environmental Control; Jim Boyd, Roads, and Sandy Stolte, Recording Secretary.

OTHERS PRESENT: Landowners Duke Sumonia and Judith Petersen.

CALL TO ORDER: The meeting, held at the home of Ken Gwynn, was called to order by the President at 9:32 a.m.

PRESIDENT'S REPORT: Irene Little announced the acceptance of the resignation of Jack L. Heidebrecht from the Board of Directors effective March 11, 1995. He would like to continue his position with the fire district and report to the board. Dick Weinmeister has resigned as the chair of the Roads Committee but will continue to work with the committee. A letter from Irene Little, resigning from the Board of Directors effective at the end of the 1995 annual meeting, Saturday, July 29, 1995. Resignation of John Manchester as chairman of the ACC but will continue with the committee. Steve Little will resign from the ACC as of May 1, 1995. The Littles will be moving out of state. A letter of resignation from Joanne Weinmeister as secretary as of March 1995.

COMMITTEE REPORTS

Graham Fowler - Open Space. Graham spoke to Larry Carpenter regarding the second appraisal of the land. Larry said it was to be the 3rd of April. Graham should hear back in about three weeks after the appraisal is done.

Jim Boyd - Road Committee Report. Dick Weinmeister has resigned as the chair of the Roads Committee. Motion made by Graham Fowler that Jim Boyd be Chairman of the Road Committee. Second by Ken Gwynn. Motion passed unanimously. Jim reported he has spent 16.25 hours working on roads and equipment during February. He has installed a strobe light on top of the road grader and a back-up light to help at night. He is currently parking the equipment at the end of Miller Fork Rd., by the gate going into Bulwark Ridge property. We will wait until Bonneville Construction finishes installing phone cable in roads before we begin bringing in road base. Jim has not been able to contact Bonneville for their schedule or to discuss replacing the damage to the sand barrel. The road committee agrees that Bonneville crews are, for the most part, improving our roads as they install the cable. The backhoe needs some work and the committee hopes to use budgeted funds for this purpose. Some of the work may need be done by outside services and some we will do. If landowners would like to have some recycle asphalt for their driveways, contact Jim. We may be able to get a better deal, the more we order.

Jim found a campfire burning last Sunday on the lot next to the Lasson's house. When Jim checked on it he found that they had used some of the landscape timbers to build the fire. He called the firechief and they brought a tanker to soak the fire. No one knows who was there to start the fire. After board discussion, Jim said he would be responsible to get a letter to the landowners, a copy to the fire department and the Retreat Board.

Jim also asked who to submit his hours to for approval, since he is chairman. A board member living in the Retreat may sign to verify the hours.

John Manchester - Environmental. John will be putting some information together for the newsletter regarding beetles and infestation of mistletoe. Also he will put together information on mountain lions and coyotes.

Steve Little - ACC. Mr. Scott asked Mr. Ellis to cut the driveway in for him and he did not submit a permit. Steve talked to both gentlemen and Mr. Scott said he would get one in immediately. Steve waited a month then contacted him again. The request has now been received but it hasn't been approved. Terry Tuttle is building a fence right on the road. Steve has written to him about it and sent him an application. He has not responded. Letters were written to the Richards, Larabees, Gilliam and Jorends, regarding their fences. Larabees did not apply for an application to put in his electric fence. Jorends did not submit an application for the TV dish. Steve has asked permission of the board to send information to the Lawyer regarding Larabees and Jorends fence. He wants the lawyer to make a interpretation of what we have in the covenants about property lines. The Geldes did receive a letter from the lawyer about their violation of covenants.

Discussion was held regarding contacting the Lawyer. It was decided that the president of the board will be the

only one giving information about who the board lawyer is to landowners. When landowners call our attorney, he bills the board. Motion was made by Rich Stolte, Second by Graham Fowler That the board authorize Steve Little to forward any documentation to our attorney so that we can determine the procedure we will use in the future. Motion passed.

The board thanked Steve Little for all his efforts with the ACC.

Duke Sumonia clarified his conversations with Jorends. Graham Fowler asked Duke to mail him the correspondence that he mails to some of the other board members.

FIRE REPORT: Irene Little talked to Janice Tate, the committee is looking into a service plan on how much it will cost to have a special election going to make it a tax district. And to figure out the exact fire district.

CORRESPONDING SECRETARY REPORT: Membership update: Two lots have changed ownership since the January report - Scott from Schey and Murphy from Button. Frim to Sells is to close yet this month. Four of the landowners have expressed opposition to the increased assessment. Irene will ask Marv Gee to write to them with the information on the increased assessment. Eight members have not paid their assessments. Marv will call the RLA attorney for an update for his mailing of collection letters. Discussion was held about the possibility that we publish names of those who have not paid their assessment to be published in the newsletter. Irene will talk to Marv and may check with the attorney. We are still asking for a current copy of the bylaws, as revised at the last annual meeting. Steve will check with the attorney about this. It was suggested that we contact the realtors to have them tell potential landowners of the covenants on the Retreat property. Leans will be filled on property that have not paid their assessments.

Marlin suggested to start a book of legal opinions so we could refer back when we need to.

TREASURER'S REPORT Bill Widmaier passed out treasurer's report. Cash balances are: Checking \$1,869.73, Money Market \$57,988.77, Petty Cash \$100.00. Receipts over expenditures from January 1 to March 25 is \$22,534.38. A bill to the Estes Valley Improvement Association \$25.00. Graham asked if Bill will send a note with the check asking them to please keep us informed of any development. Bill suggested that there should be a finance committee. They could prepare the budget, approve bills paid and etc. This would be for the boards protection and the associations. He will report next board meeting. Mr. Stewart's name was submitted (if he would accept) to chair the finance committee. Bill will talk to him.

LANDOWNER COMMENTS: Question was asked, "How much snow fall before the roads are plowed." "6 inches."

PRESIDENT COMMENTS: Irene stated that Jim Kadlecek will receive minutes of the board meetings as the Firechief of GHVFD. Discussion was held about official notification of board meetings. Motion by Ken Gwynn, we will have official notification of board meetings and other information will occur in the newsletter in a special insert. Second and passed.

Copies of all correspondence regarding ACC items should be put in the ACC files. All other files board members have should be given to Marv Gee to be put in the Retreat files.

Discussion was held on the condition of Al Mattlock property. Marlan McMahan will call the County to see what happened with the complaint that was filed with them. He will check on the regulations and what we can cite him for and file another complaint against him.

Irene talked about all the responsibilities the president does such as writing letters, contacting landowners, the lawyer etc. It was suggested that Irene delegate more items to different board members. The letters that are written should come from the person writing the letter on behalf of the board.

Motion made by Ken Gwynn to extend the meeting 15 more minutes. Second and Passed.

The next meeting will be changed to May 20th because of Memorial weekend. The Marv Gees will be host, if for some reason they will be unable to, the Littles have volunteered to have it at their home.

After an executive session to consider a replacement for Jack Heidebrecht's board seat, Irene Little nominated Marcie Trahan, second by Graham Fowler. Passed Unanimously.

Meeting adjourned at 12:07pm

Respectfully submitted,
Sandy Stolte

Retreat Landowners Association, Inc. 1994-1995

Board of Directors

Irene Little.....president
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Glen Haven, CO 80532
970-586-9051

Graham Fowler.....vice president
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Niwot, CO 80503
970-440-4064

William Widmaier.....treasurer
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Kenneth Gwynn
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970-586-3788

Marlan McMahan
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Richard Stolte
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Marcille Trahan
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Committee chairs and officers

Dennis Bicknell.....Architectural Control
Post office box 172
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970-586-1034

John Manchester.....Environmental Concerns
657 Miller FK RD, Box 9
Glen Haven, CO 80532
970-586-1058

Jim Boyd.....Road Maintenance
1371 Copper Hill RD, Box 46
Glen Haven, CO 80532
970-586-2407

Joanne Weinmeister.....Recording secretary
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970-586-8524

Marvin Gee.....Assistant treasurer
Corresponding secretary
722 Miller FK RD, Box 160
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RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160
Glen Haven, Colorado 80532

THE BOARD OF DIRECTORS MEETING MAY 20, 1995

PRESENT: Irene Little, President; Graham Fowler, Vice President; Bill Widmaier, Treasurer; Board Members Kenneth Gwynn, Marlan McMahan, Rich Stolte, Marcie Trahan; Committee Chairs Jim Boyd, Road Maintenance; and Recording Secretary Joanne Weinmeister.

OTHERS PRESENT: Char Gee, Jack Heidebrecht, Kevin Little, Gene Robb, Sandy Stolte, Duke Sumonia.

CALL TO ORDER. The meeting, held at the home of Marv and Char Gee, was called to order by the President at 9:35 a.m.

VICE PRESIDENT'S REPORT. Graham gave an update on the Open Space. He has spoken to Larry Carpenter who is waiting for the second appraisal on the property before proceeding further.

PRESIDENT'S REPORT. Irene reported on actions taken since the 3/25/95 Board Meeting. Thank you letters were written to Manchester, Little, Weinmeister and Heidebrecht for services rendered. Letter to Marci Trahan appointing her to the Board. Letter to Ed and Jean Richards stating that correspondence relating to the approval of their corral fence by the ACC and the Board has been placed in their file. Letter to Jorend acknowledging his letter and phone call and stating that no action has yet been taken. Announced that four liens have been filed for failure to pay annual dues (P. Howarth, Matlock, Maitland, Pearson). Copies of Amended Bylaws have been received and are available for Board Members' signatures. Irene has a notebook of legal opinions rendered and is interested in getting them filed and indexed for future use.

Actions To Be Taken. Suit has been filed against Thomas and Tina GELDES stating their fence is too close to the property line next to the street and to the Zieglers. Irene read a letter received from Geldes' attorney claiming there are other fences in the Retreat too close to boundary lines (Larrabee, E. Richards, Jorend, Tuttle, Gillian and Bregach). The Retreat's attorney, Ed Guiducci, is requesting that the ACC investigate to see if these members are in violation of the covenants, determine if variances have been granted, and notify him of the findings. Larrabee, Richards, Jorend have or are being dealt with. Tuttle has a fence very close to Dunraven Road--Ken will follow up with Tuttle; Irene will follow up on Bregach and Gillian, and also will check to see if a variance has been granted for the old Russell property, then Irene will notify the attorney of their findings.

Marcie Trahan was introduced as the new Board Member replacing Jack Heidebrecht.

Graham noted an article in the magazine Common Ground regarding enforcement of covenants and bylaws. He will copy and send to the members.

Stolte suggested that a special meeting be called to discuss covenant violations. It was agreed that the Board files and ACC files regarding covenant violations need to be pulled together and put into a database (Ken Gwynn has begun to do this on his own), so that records are in order and computerized. The boundary line issue also needs to be resolved--should the boundary be determined from the middle of the road or from the edge of the road? Irene said Dennis Bicknell told her that acreage along Retreat roads is determined from the center of the road and on Dunraven Glade, it is clearly specified that the property line is along the road easement. Concerning JOREND's request for a variance to keep his fence where it is (measured from the center of the road), Irene asked that this request be tabled until they get an official ruling from the attorney about where the boundary line is located and then make a decision (a) to grant or deny Jorend's request for a variance or (b) decide whether variances are to be measured from the center of the road or along the road easement.

In response to complaints about construction trailers and portable potties being parked on the road, specifically at Spahns and Cunninghams, Irene will ask that they be moved off the road for safety purposes and to be sure the roads are clear when the professional road crew comes in to work on the roads.

MOTION made by Rich Stolte that construction signs be permitted during construction, but must be removed within thirty days after construction has been completed. **SECONDED** by Ken Gwynn. Friendly amendment added stating that For Sale signs also be removed within thirty days following sale of a property and that all signs be environmentally compatible. **PASSED UNANIMOUSLY**. Notice of this to be put in the NEWSLETTER.

In response to a request by Duke Sumonia asking if the Board will accept and publish proposed amendments to the RLA Bylaws submitted by members for and prior to the 1995 RLA Annual Meeting, a **MOTION** was made by Graham Fowler that the Board allow publication of proposed Bylaw amendments. These amendments to be received by the Newsletter publisher no later than June 1, presented in publishable form ready for photocopying, with the author of the amendment identified, and to be mailed with the NEWSLETTER. **SECONDED** by Marlan McMahan. **PASSED UNANIMOUSLY**.

McMahan, Stolte and Fowler will complete the forms to file a complaint with the County regarding MATLOCK's violations--too many horses, cars, etc. Forms and pictures to be given to Irene for mailing to the County.

NOMINATING COMMITTEE REPORT. Ken Gwynn reported that there will be three vacancies on the Board. Marcie Trahan and Graham Fowler will run again. The Committee is still in the process of contacting Retreat members who will be willing to run for these vacant positions. Call Ken if you have suggestions. A **MOTION** was made by Ken Gwynn that Bill Widmaier be appointed by the Board to fulfill Bill Lovejoy's term. **SECONDED** by Marlan McMahan. **PASSED UNANIMOUSLY**.

ROADS COMMITTEE REPORT. Jim Boyd reported that he has been conversing with Bonneville Construction concerning the Retreat Roads. The first priority is to get the cable installed, then they will work on the roads. Roads are to be put back in equal or better condition than they were--this includes bringing in roadbase to replace what is lost. Jim will get a verbal commitment from them about what they are going to do. If it is less than his expectations, he will provide RLA's expectations to them in written form when he gives them the map of the roads. Recycled asphalt will be used; professional road grader and operators will be hired by Bonneville. Jim has a list of persons who want recycled asphalt for their driveways. Call him if you are interested. The damaged sand barrels will be replaced and Jim is recommending poly barrels. The roads budget includes \$7,000 for roadbase and \$2,000 for equipment reserve. Jim indicated that the backhoe needs repairs, probably in the neighborhood of \$2,000. A **MOTION** was made by Rich Stolte that if repairs to the backhoe exceed \$2,000, the additional monies needed may be taken from the \$7,000 budgeted for the roadbase. **SECONDED** by Graham Fowler. **PASSED UNANIMOUSLY**.

Jim indicated that the engineer who laid out the plans for the Retreat for the telephone cable determined that the cable for Bulwark Ridge would be run only as far as the gate. Marcie Trahan indicated they want it run further. A **MOTION** was made by Graham Fowler to direct Marcie Trahan as the representative for Bulwark to have U. S. West install the telephone cable in Bulwark Ridge at the same time as the rest of the Retreat. **SECONDED** by Ken Gwynn. **PASSED UNANIMOUSLY**.

FIRE REPORT. Jack Heidebrecht reported that (1) The Fire Board has appointed Carol Ball and Ed Foard to the Board, giving the Board 12 members. (2) The RLA has made its final installment of \$5,000 to the Fire Department. (3) Twelve calls have been made by the Fire Department this year: Motor Vehicle Accident--2; Medical--2; Structure Fire--1; Wildfire--0; Smoke Report--1; Miscellaneous--5; Search and Rescue--1. (4) The Fire Department is considering installation of two 10,000 to 15,000 gallon water storage tanks in the Retreat with preferred locations being Copper Hill Road between Fisherman's Lane and Miller Fork Road and Miller Fork Road between Streamside Drive and where Miller Fork crosses the stream. Also it is hoped that existing ponds can be utilized as a water source for Dunraven Glade and nearby roads. The Retreat Board is

being asked to assist with the planning of locations and the method of installation of such tanks. (5) Personnel includes sixteen active and seven reserve volunteers--four are EMTs and nine are first responders. (6) All equipment is operable.

SPECIAL FIRE DISTRICT RESEARCH REPORT. Jack reported this committee has met with lawyers who have expertise in this area--Greg White of Loveland and Dick Lyons of Longmont. Also members have met with Allenspark Fire District and GHAVFD chief about future budget matters. The organization of a GHAVFD Fire District would not interfere with Loveland Rural Fire District nor the City of Estes Park. The organization of a special fire district in Crystal Lakes is being monitored by the Committee. Special concern centers on the amount of support for a special district by the firemen and property owners; the feasibility of joining an existing special fire district; the adequacy of the financial base. Also of importance are the cost of the organization process and the timetable for conducting an election--estimated to be \$10,000. An election must be held in 1997 to provide tax moneys in 1998. Thought needs to be given to methods of raising money without reducing contributions to the Fire Department. The Committee's research still needs to determine service area boundaries, assessed valuation of property within the service area, and approximate cost to property owners.

A MOTION was made by Ken Gwynn and SECONDED by Graham Fowler that the Committee continue its research. PASSED UNANIMOUSLY. MOTION made by Graham Fowler and SECONDED by Ken Gwynn to have a Special District Report at the Annual Meeting and information sent to landowners before the meeting. PASSED UNANIMOUSLY. This information to be submitted in publishable form ready for copying to the Newsletter Publisher no later than June 23.

Graham suggested that Jack ask the Fire Department if they are aware of the Search and Rescue Fund within the Division of Wildlife. Funds come from a portion of fishing, hiking licenses, etc. and if the person has one of these licenses, funds can be requested for reimbursement for a search and rescue. Also a portion of the hiking fee goes to non-gain endangered species preservation. Graham will write about this for the NEWSLETTER.

MEMBERSHIP AND CORRESPONDING SECRETARY REPORT. Report submitted by Marv Gee and presented by Char Gee. (1) Two lot ownership changes: Sells from Frim; Regehr from J. Raney. (2) Liens filed against Maitland, Matlock; P. Howarth and Pearson. One making installment payments. All others paid in full. (3) Correspondence from Estes Valley Land Trust requesting a letter of support for Meadowdale Ranch conservation easement; Larimer County information on "Help Preserve Open Spaces" (ballot initiative for November, 1995 to preserve open space, natural areas, wildlife habitat, parks and trails) asking that it be distributed to the Board, published in the NEWSLETTER, reported at the Annual Meeting, and requesting individual contributions; open space request from Larry Boehme. (4) Marv delivered copies of RLA NEWSLETTER to Ernie Conrad for distribution to prospective buyers--after Ernie removed RLA membership sticker from his vehicle.

MOTION made by Graham Fowler that a letter be sent from the Board to Great Outdoors Colorado, c/o Estes Valley Land Trust, in support of Meadowdale Ranch conservation easement. SECONDED by Ken Gwynn. PASSED UNANIMOUSLY.

TREASURER'S REPORT. Bill Widmaier reported RLA Cash Balances are: Checking \$924.72; Money Market \$54,832.83; Petty Cash \$100. Total Cash \$55,857.55. As of May 17, 1995, \$45,440 in assessments received. 1995 expenditures through May 17, 1995 total \$28,234.15 compared with the total 1995 expenditure budget of \$48,900. From January 1, 1995 through May 17, 1995, the excess of receipts over expenditures is \$18,247.14. \$5,000 commitment to Glen Haven Fire Department paid. He distributed copies of the 1994 Year End Report for RLA--Statement of Cash Receipts and Cash Disbursements. Bill contacted Jack Stewart to see if he will chair an Audit/Oversight Committee. He will. Volunteers needed to serve on this Committee--contact Bill. There was no change in the assessments from Larimer County.

NEW BUSINESS. Procedure for ACC Variances. MOTION made by Ken Gwynn that the Board investigate the possibility of having a procedural process for granting variances. SECONDED by Graham Fowler. PASSED UNANIMOUSLY. Ken has compiled a preliminary draft of procedures (distributed) for the granting of variances using information from the ACC and others and asked for suggestions or comments about what should be included.

Dam on Miller Fork. Discussion of dam located on stream flowing through Gooch's property which is plastic lined. Suggestion that Graham contact them and also the Department of Wildlife concerning this. MOTION made by Graham Fowler that the Retreat request through the NEWSLETTER that landowners not build impermeable dams on their property due to the environmental issues they create. SECONDED by Marlan McMahan. PASSED UNANIMOUSLY.

Bridges on Miller Fork. MOTION made by Graham Fowler that the Retreat allocate \$150 to Kevin Little to build two additional bridges to replace the failing log bridges over the stream. SECONDED by Marlan McMahan. PASSED UNANIMOUSLY. Kevin accepted this. He will be notifying landowners of a work day in late June.

Annual Meeting. Cheese and Refreshments Party scheduled Friday evening, July 28. Graham and Irene will coordinate. Board Meeting scheduled Saturday, July 29, 9 a.m.; Potluck 12-1 p.m.; Annual Meeting 1 p.m. All at the Glen Haven Community Building. Janice Tate will be contacted about reserving the Community Building July 28 and 29; also arranging for porta-potty. Marlan will be in charge of supplies for the potluck--plates, cups, tablecloths, etc., coffee, tea, orange drink. Joanne to arrange for cinnamon rolls for Board Meeting. MOTION made by Graham Fowler that information be placed in the NEWSLETTER about the ballot initiative "Help Preserve Open Spaces", that a 15-minute presentation will be made at the Annual Meeting, and noting that any contributions of money would be made on an "individual" basis. SECONDED by Ken Gwynn. PASSED UNANIMOUSLY.

MOTION made by Ken Gwynn, SECONDED by Graham, to extend meeting 15 minutes. PASSED UNANIMOUSLY. Since Irene had to leave, Graham Fowler conducted the rest of the meeting.

All food for Potluck to be provided by landowners. Marv Gee will have list of eligible voters available. Ballots will go out with the NEWSLETTER as well as proxy information. Marv will contact persons giving presentation. NEWSLETTER and all attachments to be sent first class.

MOTION by Marlan McMahan that Esther Russell be again employed as parliamentarian for the meeting. SECONDED by Bill Widmaier. PASSED UNANIMOUSLY. Marlan will contact her.

Bulwark Ridge. Marcie Trahan reported that the Bulwark Ridge Association will be disbanded. They have some funds in their treasury. She suggested this money be used for Bulwark Ridge road maintenance. A locked gate to Bulwark Ridge was placed there to cut down on unauthorized access to the Bulwark Ridge property. Suggestion was made that perhaps a combination lock could be installed, eliminating the use of keys.

LANDOWNER COMMENTS. Duke Sumonia passed around pictures of the Dunraven area in the Retreat--one taken in 1973 and same view in 1995. Quite a contrast. Duke reported about the increase in the assessments on homes in Larimer County, specifically in the Retreat, and the protest procedure he went through. He will submit an article on this subject for the NEWSLETTER.

MOTION made by Rich Stolte to adjourn. SECONDED and PASSED UNANIMOUSLY. Meeting adjourned at 12:15.

Respectfully submitted,

Joanne Weinmeister
Recording Secretary



RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160
Glen Haven, Colorado 80532

THE BOARD OF DIRECTORS MEETING JULY 29, 1995

PRESENT: Irene Little, President; Graham Fowler, Vice President; Bill Widmaier, Treasurer; Board Members Kenneth Gwynn, Rich Stolte, Marcy Trahan; Committee Chairs, Dennis Bicknell, Architectural Control; Jim Boyd, Road Maintenance; John Manchester, Environmental Concerns; Marv Gee, Assistant Treasurer and Corresponding Secretary; and Joanne Weinmeister, Recording Secretary.

OTHERS PRESENT: Jack Heidebrecht, Sandy Stolte, and Duke Sumonia.

CALL TO ORDER. The meeting, held at the Glen Haven Community Building, was called to order by the President at 9:00 a.m.

A MOTION was made by Ken Gwynn thanking Graham Fowler, Kevin and Steve Little, and Marv Lofquist for their work on the Retreat bridges. **SECONDED and PASSED UNANIMOUSLY.**

Irene expressed thanks to Graham and Julie for organizing the Wine and Cheese Party on Friday evening.

VICE PRESIDENT'S REPORT by Graham Fowler. He thanked Irene for all she has done as President this year. The signs along the river and the parking notices have been instrumental in cutting down on trespassers. Graham has ordered six more signs as replacements--two have been vandalized to date. Bridges have been replaced; the trail has been kept open; trash is being picked up; thistles are being pulled up. The Forest Service has not yet made a decision on the trail issue, but it appears it will be favorable to the Retreat. If the decision is appealed and taken to court, it may be necessary for Retreat members to testify. The closest area to the Retreat will be a new trail from Storm Mountain to Crystal Mountain--about one mile. The Forest Plan Revision Draft is due in early winter. The Miller Fork drainage is being proposed as wilderness. The Forty-Acre Open Space purchase is still under negotiation with the landowner. An offer has been made and a counter-offer is in the works. The road crew working on the "repair?" of the roads, pushed some large rocks off the road onto Fowlers' property damaging a picnic table--Bonneville did pay for the damage. The Division of Wildlife recommended to Graham that the Retreat not stock the stream with trout this year due to the heavy runoff from the heavy rains. Last year's permit can be used for stocking if there are no changes. Irene will talk with Gooch about his dam since it is plastic lined and is causing a severe erosion problem.

The Bylaw Amendments as proposed by Duke Sumonia which were distributed to the membership through the Newsletter were discussed. Duke indicated he proposed these amendments simply to clarify the voting process and to encourage more people to vote; also to allow people a choice of three ways to vote: by attendance, by proxy, or by absentee ballot. A proxy was defined as giving a person the right to submit a proxy to another member to vote as he sees fit on an issue and an absentee ballot is marked by the member and is to be used as marked. A MOTION was made by Ken Gwynn that there be a two-part ballot for future annual meetings--one that is a proxy ballot which is specifically assigned to a member that deals with published issues and one that is an absentee ballot for election of Board of Directors and published issues. **SECONDED by Graham Fowler. PASSED UNANIMOUSLY.** At the Annual Meeting, Duke Sumonia will withdraw his amendments stating that the issues concerning his proposed amendments were discussed by the Board and ironed out.

The definition of boundaries in conjunction with the Geldes suit was discussed--whether the proper point of measurement of a boundary is from the edge of adjacent roads or from the middle of the road. Irene has talked to the attorney, Ed Guiducci, and he recommended that the decision be postponed until the original writers of the covenants can be contacted to find out their original intent. Irene has responded to Geldes' attorney giving him the information requested about the six landowners--copies of letter sent to the Board members.

Dennis Bicknell has been in contact with the new owners of the Larabee property regarding the electric fence which is in violation of the covenants--no permission granted and it is not 50 ft. from the road easement. Irene will send a letter to the new owner asking him to provide details about his intent for the fence.

Jorend's fence request will be addressed when the boundary issue is settled. Irene told him about this.

Duke Sumonia recommended that the Board review the evidence which he sent to them regarding the boundary issue and suggested they talk to the County people. He said that the County's setback is 25 ft. and the Retreat's setback is 30 ft. He also recommended that the Board and others sit down and seriously discuss problems with variances, covenant violations, etc.

Graham read an article entitled "Just Say No to Pink Houses," which stressed that associations such as the RLA need to develop a strong review process and stick to it. Copies of this article will be sent to Board members with the next Newsletter. Ken suggested it should be stated at the Annual Meeting that people in violation of the covenants are going to receive letters from the Board since the Board was elected to enforce the covenants and that nothing personal is intended.

Irene reported that an official complaint concerning Matlock's covenant violations was filed with the County on May 20, 1995. No response. Irene will follow up with John Peters and report back to the Board.

OLD BUSINESS. Marcy Trahan will report on Bulwark Ridge at the Annual Meeting. Bulwark Ridge wants to merge with the Retreat. Marcy will contact the attorney regarding the legal action needed to accomplish this and it will be placed on the agenda for the next Annual Meeting. Bulwark Ridge members pay Association dues and will be required to follow covenant and ACC rules. Funds in its treasury will be turned over to the Retreat--possibly to be used for their roads. Marcy reported that U. S. West will eventually install fiber optic at no cost to them. A combination padlock will replace the key lock on the Bulwark Ridge Gate. As a response to Duke's statement that the locking of their gate is not legal, Marcy will follow up on this. The lock was put on for the safety of the landowners. Trespassers were camping, hunting, building fires, etc. The combination of the padlock will be given to each Board member, therefore, all RLA members may get the combination by contacting a Board Member. Marv suggested that requests be monitored and recorded.

NEW BUSINESS. The damage of the Glen Haven roads by the heavy rains was discussed and a suggestion made that the Retreat Association make a donation to the Glen Haven Association towards the repair of the roads. It was decided that further investigation was needed to determine what is needed and how much the Retreat could afford to donate. Duke Sumonia will bring this issue up at the Annual Meeting.

Formation of a Welcoming Committee to visit with new landowners will be brought up before the members at the Annual Meeting.

Terry Tuttle is concerned about issues relating to Dunraven Glade Road: (1) Grading and Crowning--crown at 6% instead of the present 3%; (2) Driveways and Roads--drainage from driveways and Retreat roads causing washouts; (3) Dust Control; and (4) Long Range Plans--traffic is about 200 cars/day in the summer. Tuttle has talked to Mr. Hayden from the Larimer County Road and Bridge Department about this.

ROADS COMMITTEE REPORT by Jim Boyd. During the last six months, the grader has been repaired at a cost of about \$1500; the backhoe was evaluated for repair and replacement parts at about \$5000--\$2600 repair work was done this year and the remainder will be done next year. Jim wrote a letter to U. S. West and Bonneville Construction concerning the Retreat roads dilemma since work done at this point is unsatisfactory. Bonneville subcontracted Jim's Construction to do the road work. Jim Boyd has filed a damage claim with U. S. West Uni-Call--self insurance. Complaints include many big rocks left in the roads, road base is gone, culverts are damaged, all putting the roads back 5-6 years. Even though U. S. West says claims should be sent

to Bonneville, Irene will send the U. S. West letter to the attorney and have him follow up with a letter to U. S. West stating concerns. The Board agreed that Jim should use his judgment about what road work should be done now, but he was asked to keep records of all repairs and to take photos of damage, etc. Regarding the Bulwark Ridge roads, Jim estimates it will take a couple of weeks to get them into better shape and 5-7 days maintenance per year. Jim will discuss this with Marcy.

Jim said that with Irene's approval, he used the Retreat equipment to help keep County Road 43 from flooding out during the recent heavy rains. In response to this, a MOTION was made by Rich Stolte that we grant Jim Boyd the authority to use the Retreat equipment in an emergency situation based upon a phone call with the President, the Vice President or a Board Member. SECONDED by Graham Fowler. Discussion: must be a serious emergency; Jim will check with the Emergency Service Director to find out the procedure they use regarding emergencies such as compensation, etc. MOTION PASSED UNANIMOUSLY.

ENVIRONMENTAL CONCERNS REPORT by John Manchester. (1) Be considerate of others and take care of our beautiful mountain subdivision; (2) Keep noise and light pollution to a minimum; (3) Keep trash picked up around your home; (3) Do not feed the wildlife! At the Annual Meeting, he will ask for 3-4 volunteers to serve on the Environmental Concerns Committee--each person assigned to a specific area. John will put an article in the Newsletter and report at the Annual Meeting about the mistletoe situation and the sightings of a bear and mountain lions in the area and the procedures to follow should you confront one.

ARCHITECTURAL CONTROL REPORT by Dennis Bicknell. Sells: rehabilitating existing driveway request; discussion with contractor; work finished. Asbury/Johnson: submitted construction application and samples of exterior colors; received Larimer County building permit on July 10; approval given; footing work underway. Robb: submitted cabin construction application; ACC approved; site excavation in progress; excess material being hauled to Cook. Cook: submitted request for installation of "Tuff" shed; verbal acceptance given for 8 ft. x 10 ft. shed. Nicholson (ex Larabee): request to fence pasture to south of cabin; written request received; approval pending Board action on boundary question; existing fence question to be addressed at that time. Leahy, Martin, Asbury, Dengler(perhaps): construction occurring. Regehr: application received to extend existing deck and apply log siding; approval given.

The culvert at the intersection of Miller Fork and Dunraven could cause a washout. Jim Boyd to look into this.

Dennis asked for volunteers to serve on ACC and for a permanent chair for the committee. Current members are Interim Chair Dennis Bicknell, George and Thelma Richards, Jean Richards, John Manchester.

FIRE BOARD REPORT by Jack Heidebrecht. (1) The 12 positions on the Board remain the same. (2) Funding: Tangible expenses incurred by the GHAVFD during the flood control effort were \$2,334. Expenses were defrayed by individual donations from GHA members. Fire Days profit was about \$4,100--enough to finish the year, short of a disaster; carry-over for 1996 will be small or nil. (3) Fire Chief's Report: 27 calls as of July 25. Types of Calls: Motor Vehicle--5; Medical--6; Structure Fire--1; Smoke Report--3; Miscellaneous Fire--5; Search and Rescue--2; Miscellaneous Calls--5. Calls by Area: GHA--5; RLA--6; County Road 43--7; General Area--8; Mutual Aid--1. (4) There are 16 active and 6 reserve volunteers. Four are EMTs and 9 are first responders. (5) Fire Fighting and Emergency Medical Equipment: all equipment is operable. Current needs consist of 4-wheel drive conversion for fire engine; personnel and equipment carrier; field-programmable radio that will provide communications with helicopter and other agencies; hose; weather kit; water storage tanks. Long-term need: communications equipment. (6) There is a strong concern about wildfire danger. Keep a defensible area around your homes.

Regarding the SPECIAL FIRE PROTECTION DISTRICT, a report on this was distributed to the membership. Jack noted that this is not a short-term project. Solid community support is needed to make this happen.

CORRESPONDING SECRETARY AND ASSISTANT TREASURER REPORT by Marv Gee. He reported that Williamson has sold to Brown. Total number of lots in the subdivision is 261 and total number of members is 215 (212 in good standing--liens have been filed on the three not in good standing). Property transfers since 1994 Annual Meeting--16; completed dwellings--115; owner-occupied, full time--63; part-time and rental--52; construction in process--4. New directories are available. His full report will be made at the Annual Meeting. Also an update on proxies will be given at that time. According to RLA bylaws, forty members at the Annual Meeting constitute a quorum.

He was given approval to order 1000 envelopes.

Gee will announce at the Annual Meeting that he is looking for someone to take over his duties as Assistant Treasurer so he can run for the Board of Directors next year.

He suggested that a "straw" vote be taken at the Annual Meeting to find a different meeting place for the Annual Meeting.

TREASURER'S REPORT by Bill Widmaier as of July 29, 1995. Cash Balance Report: Checking--\$857.96; Money Market Account--\$50,158.30; Petty Cash--\$100 totaling \$51,116.26. Assessments--\$45,865; total assessments budgeted--\$46,440. 1995 Expenditures--\$33,850.19 compared with the total 1995 expenditure budget of \$48,900. For period January 1, 1995 through July 29, 1995, the excess of receipts over expenditures is \$13,718.08. Checks written since last Board meeting total \$5,777.59. The Audit Committee (Jack Stewart, Ken Cooper and Bill Widmaier) met on June 17, 1995. Items discussed were: provide bank reconciliation to Committee, reconcile receipts with Marv Gee's records, get Board approval on all disbursements, fixed assets should be shown at cost less accumulated depreciation, present footnote on value of roads, etc.

MOTION made by Graham Fowler to approve disbursements since the last Board Meeting totaling \$5,777.59. SECONDED by Ken Gwynn. PASSED UNANIMOUSLY.

The RLA Balance Sheet, the Statement of Cash Receipts and Cash Disbursements and Changes in Cash Balances for the six months ending June 30, 1995, and the CPA Report for the year ended December 31, 1994 will be distributed and reviewed at the Annual Meeting by Bill Widmaier.

LANDOWNER COMMENTS. Duke asked that the Roads people do whatever is necessary at the intersection of Elk Ridge and Dunraven to correct the erosion there. Irene will ask Jim about this.

In response to a question from Duke Sumonia regarding the purchase of the 40 acres Open Space and whether or not the Board has an "open-ended checkbook" concerning the purchase price, it was noted that a cap of \$40-55,000 was approved by the membership at the last Annual Meeting.

MEETING ADJOURNED at 11:45 a.m.

Respectfully submitted,

Joanne Weinmeister
Recording Secretary



RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160
Glen Haven, Colorado 80532

THE BOARD OF DIRECTORS MEETING JULY 29, 1995

Following the adjournment of the Annual Meeting, the new Board of Directors met at 4:30 p.m. in the Glen Haven Community Building. PRESENT were Ken Gwynn, Rich Stolte, Bill Widmaier and the newly elected Directors Dale Alps, Wilf Howarth and Marcy Trahan. Marlan McMahan was absent. The meeting was called to order by Bill Widmaier.

MOTION was made by Bill Widmaier nominating Ken Gwynn for President. SECONDED by Marcy Trahan. PASSED UNANIMOUSLY.

MOTION was made by Marcy Trahan nominating Marlan McMahan for Vice President. SECONDED by Dale Alps. PASSED UNANIMOUSLY.

MOTION was made by Ken Gwynn nominating Bill Widmaier for Treasurer. SECONDED by Rich Stolte. PASSED UNANIMOUSLY.

MOTION was made by Wilf Howarth that \$750 be taken from the fish stocking fund and donated now to the Glen Haven Association for assistance in the repair of their damaged roads caused by the heavy rains. SECONDED by Dale Alps. PASSED UNANIMOUSLY. This donation to be made to the Glen Haven Association as soon as possible. Ken will investigate further on Glen Haven's need and Bill will determine how much money would be available from the Retreat. Further discussion will be held at the September meeting.

Meetings of the Board of Directors for 1995-96 will be held every other month on the fourth Saturday of the month except for November, which meeting will be held on the third Saturday, from 9:30 a.m. to 12 noon: September 23 at Widmaiers, November 18 at Gwynns, January 27 at Howarths, March 23 at Widmaiers, May 25 at Stoltes, and "place to be announced" for the July 27 Annual Meeting. Rich Stolte will contact Ron Hill about the use of the Big Thompson Building.

MOTION was made by Ken Gwynn, SECONDED by Bill Widmaier, expressing thanks from the Board for the services of Joanne Weinmeister as Recording Secretary to the Board. PASSED UNANIMOUSLY. Sandy Stolte will serve as the new Recording Secretary.

A MOTION was made by Dale Alps that Graham Fowler be officially asked to continue working on negotiations for the Open Space. Friendly amendment made by Ken Gwynn that the Board be closely informed of all developments. Friendly amendment accepted. SECONDED by Rich Stolte. PASSED UNANIMOUSLY.

Meeting adjourned at 4:50 p.m.

Respectfully submitted,

Joanne Weinmeister
Recording Secretary

Retreat Landowners Association, Inc.

Board of Directors Meeting
September 23, 1995

The Board of Directors meeting was held September 23, 1995 at the home of Bill Widmaier. Board members present: Ken Gwynn, President; Marlan McMahan, Vice President; Bill Widmaier, Treasurer; Dale Alps, Rich Stolte, and Marci Trahan. Committee chairs and officers: Dennis Bicknell, Architectural Control; John Manchester, Environmental Concerns; Sandy Stolte, Recording Secretary and Marvin Gee, Assistant Treasurer and Corresponding Secretary. Landowners: Duke Sumonia

Vice President Report - Marlan has several concerns. 1. He would like to go back through the board records and keep a running tally of the board decisions. 2. Make new landowners feel important. Provide better access to the board. 3. Fire danger - the under brush growth from all the rain. Encourage continuing development of a disaster program. What we can do to help each other. He passed out "Wildfire. Are You Prepared?" pamphlet.

President Report - Actions taken since the last meeting: 1. Sent \$750 to the Glen Haven Association. Ken will make a call to find out how the Glen Haven Association is coming along on collecting funds and what their needs are and report back next board meeting.

Several association members called during the summer to make complaints about the Cheley Camp bus backfiring. Don Cheley was contacted, he said the bus would not be back on the road until it was serviced. Also complaints about the vans driving too fast on Dunraven. Don said to record the time and date and let him know. Ken wrote a letter to Don Cheley, thanking him for being a good neighbor.

Old Business - Boundary issues - We are waiting information from the Attorney, he was going to do some research. Ken has a copy of the letter to Mr. Young who was the attorney to help incorporate the Retreat. No response at this point. Marlan will check with Mr. Young.

Discussion was held regarding the Jorends and Nicholsons fences. ACC received plans for the Nicholson fence. They went ahead and built before it was approved. Ken will write a letter to the Jorends. The Boundary issue will be tabled until we find out more information.

Marlan will contact the lawyer to meet with us at the next meeting in November. He will also ask him for a schedule of fees.

Variances - Ken suggested that the board come up with a standard procedure, a standard form so we can have a standard process and are more objective in granting our applications of variances and have a good solid paper trail. Ken suggested a special meeting for compiling about on all variances granted. Duke has copies and will get to Ken.

Maynard Avry was asked at the annual meeting to check on a different place to hold our annual meeting. The Glen Haven Hall is getting too small and it was really warm. The water was not working and we had to carry it in. Parking is also a problem. He talked to the Big Thompson chairman of the board. Rich has talked to Maynard and they felt it would be a good place to have the next annual meeting.

Marci said the members of Bulwark Ridge said to proceed with the merger. We will ask the attorney about the merger. The members of Bulwark Ridge wants to have Jim Boyd to go ahead with the roads when he has time after we have discussed with the attorney.

New Business - Maynard Avry talked to the Post Mistress in Estes about having cluster boxes at the Retreat. She would provide the boxes at \$1,000.00 a cluster. The Retreat would need to get a permit from the county and install a cement pad. We have to have a petition by the majority of the members. We need to find out about the address. Ken will ask Maynard to pursue it. An article in the next news letter and have members call a board member with their comments.

It will be the 25th Anniversary of the Retreat. Marlan will chair a committee and will put an article in the newsletter.

Treasurer Report - Bill passed out the treasurer's report. As of Sept 23rd Cash balances are: Checking \$1,658.80; Money Market \$48,443.24; Cash 100.00. Cash receipts: \$46,080.00 in assessments, \$35,808.09 total expenditures and checks written since the last board meeting \$2,239.80. Motion by Rich Stolte, second by Marci Trahan to except the Treasurer Report. Motion passed.

Committee Reports: John Manchester chairman of Environmental Concerns reported that Peggy Burch, Wilf Howarth, Paul Dingel and Graham Fowler will be the committee. John has a letter which will be an insert in the newsletter regarding mistletoe. Several have volunteered to work on projects around the Retreat, such as trying to control the Canadian Thistle.

Dennis Bicknell chairman of the ACC reported that Jean Richards, George and Thelma Richard are serving on the committee. A number of inquiries and applications since the last board meeting. The board is advised of the following: Merlin Friedrichsen received and approved an application for a home. Guy Cook was approved for storage shed. Arthur Ninneman reported that his deck would be reconstructed due to deterioration, Doris Nicholson horse fence application was not approved. Stanley Wasman was advised to write to the board for a waiver for horse enclosure

Jim Boyd was not in attendance. Ken gave his report. Jim has been taking pictures of the roads and culverts. He has the name of someone who is in charge of all the contractors and he will call him about the issues of the roads and major issues of the culverts.

Jack Heidebrecht, fire board liaison reported that the department has responded to 32 calls as of September 22nd. There are 14 active and 7 reserve volunteers. One volunteer is in training. Fire danger is now moderate. Jack said he was retiring from the GHAVFD board of directors. The Retreat board asked Jack to continue to be the fire department liaison and the fire protection district committee member.

Marv Gee will do a brief job outline for the assistant treasurer and corresponding secretary job.

Marlan took a flower and card to the hospital when the McKnights son was critically ill. Our sympathy to the McKnight family. Dale Alps father passed away two weeks ago. Our sympathy to Dale and his family.

Landowner Comments Duke commented on the washout at Elk Ridge and Dunraven. Maybe it needs to be redesigned or resloped because it causes problems on down the road. Ken will talk to Jim to give an estimate. Duke asked to have it graded in the meantime.

Marv was contacted by a landowner regarding target shooting in the Retreat. We know of two property owners that are allowing this to be done.

Dale suggested discussing the sign issue at the next meeting.

Next meeting will be November 18th at Ken Gwynn's home , 551 Miller Fork Road.



THE BOARD OF DIRECTORS MEETING
NOVEMBER 18, 1995

195

PRESENT: Ken Gwynn, President, Marlan McMahan, Vice President, Bill Widmaier, Treasurer, Board Members, Marcie Trahan, Rich Stolte, Dale Alps, Wilf Howarth, and Sandy Stolte, Recording Secretary. Committee Chairmen: Jim Boyd, Road Maintenance; Dennis Bicknell, Architectural Control. Landowners: Duke Sumonia, Joe Jorend, Judith Petersen. Special Guest, Edward J. Guiducci, Attorney.

Correction to the last minutes, Landowner Don Roush name was omitted.

VICE PRESIDENTS REPORT: Marlan is requesting any kind of information from landowners they would like to share with us regarding the 25th Anniversary celebration. The date for the Pot Luck will be announced next meeting. Marlan sent letters to previous landowners requesting pictures or anything they want to share about when they were landowners and build a notebook and share with Duke since his is keeping a history of the retreat. He sent about 75 letters.

TREASURE REPORT: Total cash \$44,940.30. Total disbursements since last board meeting \$5,616.75. Marlan moved the expenditures be accepted, Marci 2nd. Passed. Bill will check on the workman's comp and the money market account. Bill presented a preliminary budget for 1996 with final approval next meeting.

OLD BUSINESS: After a discussion of cluster boxes, Marlan moved to drop the issue of the cluster boxes, Wilf 2nd, motion passed.

Ken talked to Graham Fowler, they are still waiting for appraisals to come back for the open space issue.

Bill reported we had not received a bill for the use of the Community Building at Glen Haven for the annual meeting. After discussion, Rich moved we pay the bill for the rent. Marci 2nd. Motion passed.

A work session will be at 1:30 following the January board meeting to compile information useful to the board. Anyone interested may attend.

The board discussed the possibility of the County putting a street sign and a dangerous intersection sign at the lower entrance. Dale will check with the County about getting this done.

BOUNDARY ISSUES: Retreat Attorney Guiducci has determined that the boundary set back should be measured from the edge of the road. This was the intent of the original drafters of the covenants according to Mr. Lynn Wells. Who lives in California.

BULWARK RIDGE: Attorney Guiducci will work with Marci Trahan to work out details in merging the Bulwark Ridge Association and the Retreat Association.

Shooting of firearms in the Retreat is prohibited and considered a nuisance. If it occurs, the board should send a notice to the offending party. Upon a second occurrence, more drastic measures will be taken by the attorney.

ROAD COMMITTEE REPORT: Jim Boyd reported Bonneville Construction insists that the Retreat roads are equal or better than when they arrived. Jim is concerned about several culverts that Bonneville damaged and that much of the road base that was placed down has been pushed under the surface by their heavy equipment. \$5000 of road material has been put on the roads. Jim will investigate what can be done to eliminate the problem of water washing across Dunraven from Elk Ridge. Jim asked the board to consider putting money in the budget to permit putting down 1 to 2 miles of road base per year. Dale moved that the board give Jim authority to hire someone to assist in plowing the roads when he doesn't have adequate time. Marlan 2nd and carried. Equipment repairs discussed, no action taken.

ARCHITECTURAL CONTROL COMMITTEE REPORT: Marylouise Widmaier and Richard Boggs have volunteered to serve and have been appointed to the ACC. ACC has approved fenced dog run on Scott property, deck extension to Kleinman, satellite dish for Manchester, to Gee for addition to existing structure, and it has been observed that Nicholson have moved the original corral fence back away from edge of Dunraven Glade and the marshy area. It was noted construction has begun on Asbury property.

Marv Gee reported, by written report, that one property transfer since last meeting, liens remain in force on two properties. Correspondence received Community Association Institute, Colorado Legislative Action Committee and Roosevelt National Forest, Forest Supervisor and from the GHAVFD. Copy of assistant treasure job outline was submitted. Marv suggested the corresponding secretary be eliminated and duties assigned to others.

Marlan moved a 5 minute extension, 2nd and carried.

Landowner Comments: from Joe Jordan

Bill moved another 5 minutes extension, 2nd and carried.

Landowner Comments continued - Duke Sumonia and Dale Alps.

Adjourned to executive session

Next meeting - January 27th at Wilf Howarth's home, 686 Elkridge Drive.

*Sandy Stolte
Secretary*