



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

January 13, 1979

THE HOLIDAY INN ESTES PARK

The meeting was called to order at 10:00 A.M. with four board members present. Bill Masters was absent. Also present were Dennis Bicknell, ACC chairman, Al Matlock, road maintenance chairman and Annette Matlock, landowner.

The minutes of the last board meeting were reviewed by Ernie Conrad. Mike Harris made a motion that the minutes be approved. Joe Jackson seconded. The minutes were approved. Ernie then reviewed the minutes of the last annual meeting. He then reviewed the method used for the distribution of proxies.

The board members and committee chairmen then discussed the agenda for the annual meeting and their reports to be given at this meeting.

Ernie Conrad made a motion that the RLA supply lunch to the tree markers on the beetle control committee. Mike Harris seconded. The motion was approved.

BILLS

Babcock & White-\$40-legal fees: 1978 Real Estate Tax of Common Areas-\$70.78: Ernie Conrad-\$88.91-expenses: Cheryl Fellhauer-\$21.80-expenses: Marcella Bicknell-\$231-expenses: Joe Jackson-\$24.12-expenses: Mike Harris-\$9.04-expenses: John Griffin-\$285-CPA preparation of tax return and annual audit. Mike made a motion to approve the bills as read. Joe Jackson seconded. The motion was approved.

Mike amended his motion to also approve the bill to the Holiday Inn in the amount rendered after the annual meeting. Cheryl seconded. The motion was approved.

Mike Harris made a motion that the board have a meeting after the annual meeting. Joe Jackson seconded. The motion was approved.

The meeting was temporarily adjourned at 11:40 A.M.

The meeting reconvened at 5:30 P.M. with three new board members. They are Ed Richards, Tom Bennett and John Barlow replacing Ernie Conrad, Mike Harris, Bill Masters.

ELECTION OF OFFICERS

The following were elected as officers. Joe Jackson as President, Tom Bennett as Vice President and John Barlow as Secretary Treasurer.

The board then discussed the procedure for signing checks. There are three signatories who sign the bank authorization card and two signatures are required for each check. The three signatories are John Barlow, Joe Jackson and Ed Richards.

Tom Bennett suggested that the RLA go to an attorney to see if it is reasonable to pursue the issue of the taxation district with the Rocky Mountain Metropolitan Recreation District. Joe Jackson will write to Bill Babcock concerning this matter.

BILLS

Bill Masters-\$15.80-expenses: Holiday Inn of Estes Park-\$91.55-annual meeting: Glen Haven Fire Department-\$100-donation to be sent with a copy of the discussion which took place at the annual meeting. Joe Jackson made a motion that these bills be approved. Cheryl Fellhauer seconded. The motion was approved.

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Joe Jackson made a motion that the RLA issue a check for \$100 to the First National Bank of Estes Park to open a new account and a Check for \$50 to Cheryl Fellhauer as an advance for paint and food for the beetle tree marking. Ed Richards seconded. The motion was approved.

The next board meeting will be held on February 10 at 10:00 A.M. at Ed Richards cabin in The Retreat.

Bill Masters made a motion that the meeting be adjourned at 6:15 P.M. Cheryl Fellhauer seconded. The meeting was adjourned.

Respectfully Submitted

Marcella Bicknell

Marcella Bicknell, corr. sec.

PREVENTIVE PINE BEETLE TREATMENT

At the 7th RLA Annual meeting it was suggested to provide the landowners with information on preventive pine beetle treatment. Two sources were contacted and following facts obtained.

Ed Sigward, Kincaid Tree Surgeons, Ft. Collins was asked about Sevin, a molasses base insecticide commercially sold under the label "Pine Beetle and Ornamental Spray". Cost estimates for the spray range from \$19-\$29/ gallon with the solution being diluted to 1 part insecticide 23 parts water (1:23). The spray is applied over the trunk of the tree up to where it narrows to 4 inches in diameter. It is not necessary to treat trees with less than a 4 inch diameter trunk. Kincaid uses a hydraulic sprayer capable of pumping 50 gallons/minute. The insecticide has a residue life of 6-8 months, therefore Kincaid likes to spray May through July. Because of the 6-8 month residual life of the insecticide it is necessary to treat the trees every year. Kincaid guarantees his work up to the cost of spraying. Spraying estimates, assuming 200 trees, range from \$5.50-\$6.00/tree. This per tree figure could be less depending upon the average size of trees to be treated and the total number to be treated. For a large spraying job Kincaid would like to treat by April.

Ralph Campbell of the CSU Golden District Office provided the following information on Pine Beetle and Ornamental Spray. Cost estimates given him by various tree service companies ranged from \$6-\$8/tree for a small job. Cost of the insecticide was around \$17/gallon (last July's quote) with a solution of 1:23 used for spraying. Application of the solution was similar to that discussed earlier. Mr Campbell suggested an individual could rent a sprayer for approximately \$20/day or purchase a sprayer which would jet up to 45-50 feet (Ward's had one last year for around \$29) and treat his own trees. Preventive treatment will not take the place of the beetle tree cutting program. It is a preventive program to preserve those trees a landowner values. The Board will discuss the preventive treatment at the next Board Meeting of February 10, 1979.

Sincerely,

Cheryl Fellhauer, M.S.

Cheryl Fellhauer
1979 Beetle Control Committee Chairman
5555 Cody Ct.
Arvada, CO. 80002
(303) 421-6-94



RETREAT LANDOWNERS ASSOCIATION, INC.

January 18, 1979

Dear Sir;

The Retreat Landowners Association met for their annual meeting on Jan. 13, 1979. During the meeting a motion was made that the RLA donate \$100 to The Glen Haven Volunteer Fire Department. This motion was approved with the stipulation that the discussion which took place be forwarded to the department.

Jerry Spencer objected to the suggestion of a \$100 donation to the Glen Haven Volunteer Fire Department as made by Ernie Conrad. Noting the need and importance for an effective fire fighting unit to serve th Glen Haven and Retreat areas. His objections were based on the fact that the G.H.V.F.D. was not organized or trained and a false sense of security existed to those unfamiliar with the situation. An attempt was made two years ago to upgrade the department by establishing a permanent volunteer force, securing needed equipment and provide training. There has not been a training session for the past 18 months. Because of a lack of leadership, no organization and a complacent attitude by the G.H.V.F.D. Board of Directors, interest by the volunteers diminished and discouragement set in. Spencer noted that the department has no communications system to inform volunteers of a fire resulting in a minimal turn out of people most of which are unfamiliar with the equipment. Problems such as running out of gas, getting lost and equipment failure have contributed to the inefficiency of the department. The Estes Park V.F.D. has responded to all Glen Haven Area calls regardless of need primarily because they are not confident the the G.H.V.F.D.'s ability. They have offered assistance in training and to help in establishing an efficient firefighting unit in the Glen, however no steps have been taken to accept this aid. Spencer suggested that we would be better served by making a donation to the Estes Park Department until such time as the G.H.V.F.D. was re-organized into an effective unit.

Ernie Conrad commented that the Glen Haven Volunteer Fire Department is in the process of reorganization and there are new members, the equipment is operational and there are 10-15 trained people. He pointed out that the G.H.V.F.D. is the first unit available and is backed up by the Estes Parl Volunteer Fire Department. The G.H.V.F.D. has a cooperative agreement with the Estes Park Department where they will respond to all fires in the Glen Haven area. The G.H.V.F.D. is all we have and we must work with the department for reorganization.

Sincerely,

Marcella Bicknell, corr. sec. RLA

cc. Ernie Conrad, Jerry Spencer, RLA Board Members

BABCOCK & WHITE, P. C.

ATTORNEYS AT LAW

Phone 667-3126

211 E. 7th Street

P.O. Box 5

Loveland, Colorado 80537

January 22, 1979

Colton W. Babcock, Jr.
Gregory A. White

Mr. Joe Jackson
President, Retreat Landowners Assoc.
Suite 363
3900 S. Wadsworth
Lakewood CO 80235

RE: Rocky Mountain Recreation Districts

Dear Joe:

At your request, I have reviewed the statutes pertaining to inclusion and exclusion of lands from metropolitan districts, with particular regard for reclassification of lands previously excluded on account of their being agricultural lands.

From my research, and from the notice being sent by the Rocky Mountain Recreation District to property owners within the Retreat, of which I have a copy and which I reviewed, it appears that the District is following the correct procedure and is legally entitled to make lands within the Retreat a part of the District where the use is no longer an agricultural use.

It is my further opinion that the lands within the Retreat are no longer being used for agricultural purposes, on account of the Retreat having been subdivided for the purpose of sale of lots and building sites.

Should you have any further questions, please do not hesitate to contact me.

Very truly yours,



Colton W. Babcock, Jr.

CWB/ap



RETREAT LANDOWNERS ASSOCIATION, INC.

THE RETREAT LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

February 10, 1979

The meeting was called to order by Joe Jackson, President, at 10:00 A.M. All board members were present. Also present were Dennis Bicknell, ACC chairman, Al Matlock, road maintenance chairman, and Ernie Conrad, landowner.

ANNOUNCEMENTS

Joe Jackson announced that the Glen Haven Volunteer Fire Department would hold it's annual meeting at 2:00 P.M. today and everyone was welcome at the meeting. John Barlow said that the G.H.V.F.D. had received the \$100 check and letter of comments from The RLA. The department members felt that there were some valid comments.

Several cabins along Streamside Dr. have been broken into. A suspect had been caught and questioned by the Sheriff. Ernie Conrad suggested that the board write a letter to the Sheriff concerning this matter and the patrolling of The Retreat. Ed Richards will write this letter.

Secretary's Report

There were no corrections or additions to the minutes of the board meeting of January 13, 1979. There were two corrections to the minutes of the Seventh Annual Meeting. The speed limit of 20 mph was added under road maintenance and 500 was inserted before the words rainbow trout under Old Business. Ed Richards made a motion that the minutes be approved. Cheryl Fellhauer seconded. The minutes were approved.

TREASURER'S REPORT

John Barlow, treasurer, reported that there have been no disbursements. Cash on hand at The United Bank of Boulder: Checking-\$95.13; Savings-\$10,476.75 for a total of \$11,429.88. Cash on hand at The First National Bank of Estes Park: Checking-\$180; Savings-\$40 for a total of \$220. Undeposited check of \$40 leaving a total of \$11,689.88. Tom Bennett made a motion that the treasurer's report be approved as given. Ed Richards seconded. The report was approved. John then asked for the board's opinion on ordering special billing envelopes for the mailing of assessments. It was agreed that the envelopes presented be used.

BEETLE CONTROL

Cheryl Fellhauer reported that 79 trees have been marked. Due to the deep snow the volunteers were unable to complete filings 1, 2, and 5. These areas will be completed as soon as some of the snow melts. The yellow paint did not work well. Ernie Conrad suggested getting paint from The Forest Service. A Contract for beetle tree cutting and removal has been drafted and will be presented to David Coe, the tree cutting contractor. The cost is \$4.50 per tree. The contractor will obtain a permit to transport trees out of the area and present a \$100 performance bond to The RLA. There were no volunteers to be the beetle control assistant chairman.

BY LAW CHANGES

The necessary by-law changes to allow for a July or August annual meeting were discussed. Under article 8, section 1, paragraph a, the by-law should read "shall be held during July or August of each year". The resolution necessary for this change was made and

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approved at the November 5, 1978 meeting of The Board of Directors. The board interpreted article 5 section 1 of the by-laws to mean the terms of board members will be for two years or a fraction thereof. Therefore the members elected at the 1978 annual meeting, namely Joe Jackson and Cheryl Fellhauer, will expire at the next annual meeting in July or August 1979. Those elected at the January 13, 1979 annual meeting will expire in July or August 1980.

SUMMER MEETING

There was discussion on the date and place for the July or August annual meeting and picnic. Tom Bennett made a motion that the meeting and picnic be held on July 28, 1979 with an alternate date of July 21, 1979 at the Glen Haven Community Building. The meeting will begin at 1:00 P.M. and the picnic at 5:30 P.M. Ed Richards seconded. The motion was approved. John Barlow will inquire about obtaining the Glen Haven Community Building for this purpose.

ROAD MAINTAINANCE

Al Matlock reported that the roads were plowed last Wednesday. All northern exposures are clear. This was about eight hours of work at a cost of \$160. Al said that he thinks it is worth having someone who is responsible and knows the roads to plow and grade the roads.

ACC

Dennis Bicknell reported that as a result of the election of Ed Richards to the board of directors and one resignation the ACC has appointed three new members. They are John McAfee, June Bennett and John Carroll. Currently there is one application pending for a cabin and driveway for Talbot, Ball and Wilcox.

OLD BUSINESS

Ernie Conrad reviewed the status of the VTN-BLM boundary survey problem. It was reported that Mr. Maitland has filed suit against VTN for damages. After reviewing the boundary map it was decided there was no action for the board of directors to take at this time. The board will keep abreast of future developments to be able to advise the landowners.

NEW BUSINESS

A newsletter will be sent to the general membership with the notice of the July Annual Meeting. The board members will prepare reports for this newsletter. These reports should be prepared for the next board meeting. A Ballot of nominees for the election of two board members will be included in this mailing. Dr. Ed Richards is the chairman of the nominating committee.

Maecella Bicknell reported on the requirements for a bulk mailing certificate. The non profit exemption certificate must be presented to the post master for approval. The application fee is \$30, this is a one time fee if there is a minimum for four mailings per year. These mailings must consist of a minimum of 200 pieces of mail. The annual fee is \$40-payable every January. The postage rate of the bulk mail is 2.7¢ perpiece up to a weight of 2.5 oz. Address correction requests are permitted with a charge of .25¢ for every change of address returned to the sender. The mail must be presorted according to zip codes. There would be a considerable savings on postage by using the bulk mailing rate permit. Tom Bennett made a motion that the RLA apply for a bulk mailing permit. Ed Richards seconded. The motion was approved. Ed Richards made a motion that the board advance \$70 to Maecella Bicknell to cover the cost of the application and annual fee for bulk mailing. Tom Bennett seconded. The motion was approved.

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Ernie Conrad pointed out that the RLA needs an official address and a registered agent. John Barlow made a motion that Marcella Bicknell be designated as the registered agent for The Retreat Landowners Association Incorporated. Ed Richards seconded. The motion was approved. The board agreed to use the address of Marcella Bicknell as the official address and have the CAI publication sent to that address.

John Barlow asked what is allowed for expenses. Ernie answered that telephone, mileage, printing, postage, supplies and any expenses incurred for The RLA were allowed. John suggested getting an official expense form to be used by the board members, committee heads and corresponding secretary. It was agreed that Joe Jackson would keep the Frontier Agency Insurance policy and John Barlow the Fred S. James Co. policy.

BILLS

Ed Richards made a motion to transfer the funds of the checking and savings account from The United Bank of Boulder to The First National Bank of Estes Park. Cheryl Fellhauer seconded. The motion was approved.

Marcella Bicknell-\$70-advance for bulk mailing expense; Secretary of State of Colorado-\$10-annual report fee; Secretary of State of Colorado-\$5.00-change of registration of agent; envelopes for mailing assessments-\$31.25; Joe Jackson-\$25.80-expenses; Mike Harris-\$28.00-printing of annual meeting minutes; Sec. Services-\$62.50-Marcella Bicknell; Cheryl Fellhauer-\$10.78-expenses for beetle control; Marcella Bicknell-\$110.56-expenses; John Barlow-\$3.78-expenses; Ed Richards-\$10.00-expenses; Tom Bennett made a motion to authorize the payment of the bills as submitted. Cheryl Fellhauer seconded. The motion was approved.

Ed Richards made a motion that the meeting be adjourned. Cheryl Fellhauer seconded. The meeting adjourned at 1:10 P.M. The next meeting will be held on May 5, 1979 at The General Store in Glen Haven, Colorado.

Respectfully Submitted,

Marcella Bicknell
Marcella Bicknell, corr. sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

May 5, 1979

The meeting was called to order at 10:20 A.M. by Joe Jackson, President. The board members present were Joe Jackson, Tom Bennett, Ed Richards, John Barlow. Also present were Dennis Bicknell, ACC chairman, Al Matlock, road maintenance chairman, Annette Matlock, landowner, Ernie Conrad, landowner and Harold and Vangie Dobson, landowners.

ANNOUNCEMENTS

Joe Jackson read a letter from Nelson Kilbourn thanking the RLA for the contribution to The Glen Haven Volunteer Fire Department. Ernie Conrad, President of the G.H.V. F.D., gave a report on the status of the fire department and asked the board for the use of The Retreat mailing list. There was discussion on this matter. Tom Bennett made a motion to release a set of mailing labels to The G.H.V.F.D.. Ed Richards seconded. The motion was approved.

SECRETARY'S REPORT

There were three corrections to the minutes of the Feb. 10, 1979 meeting. Under Treasurer's Report the cash on hand should be \$953.15. Under Bills the reimbursement to Mike Harris was \$28.41 and there was a mileage reimbursement of \$14 to Cheryl Fellhauer. Tom Bennett made a motion to accept the minutes as corrected. Ed Richards seconded. The minutes were approved.

TREASURER'S REPORT

The treasurer's report is attached to these minutes. John Barlow reported that 60% of the assessments for 1979 have been received and the statements were used as intended. There are 16 landowners (7%) who owe for 1978 or earlier. The total amount of delinquent assessments is \$1360. There was discussion on the collecting procedure. It was decided that the treasurer send past due notices on those 1979 assessments not collected. John brought to the attention of the board another past due assessment problem concerning Jack Hart and Don Perry. Mr. Hart owned 2 lots in The Retreat, one of which was bought by Mr. Perry. The assessments have been due on these lots for 3 years. The question is if Mr. Hart or Mr. Perry is responsible for these past due assessments. The board agreed that Mr. Hart should be responsible for the past due assessments since he is still a landowner and Mr. Perry should be responsible for the 1979 assessment on the lot he purchased. The realtor indicated to John Barlow that each would pay their respective bills if a statement was sent.

John asked for suggestions on ways to get more interest on the \$10,000 in savings. Certificates of deposit would tie up the funds. A cash management account with a broker can be started with \$10,000 and the funds would be available. Tom Bennett agreed to obtain a prospectus on cash management and send it to all the board members for consideration. A decision on this matter was deferred until the next board meeting.

Ed Richards made a motion to approve the treasurer's report. Tom Bennett seconded. The motion was approved.

ROAD MAINTAINANCE

Al Matlock read his report for the newsletter. He then reported that he is negotiating with the Forest Service for THE RLA to take more responsibility for maintenance of Dunraven Glade Rd. with The Forest Service contributing financially. A discussion was held on what to do with the culvert stored on Solitude Ct. This culvert was salvaged during road repair following the 1976 flood. Al Matlock inventoried this culvert. Tom Bennett made a motion to sell the culvert to landowners on a first come first serve basis at \$4 per foot for the 12 inch diameter culvert and \$5 per foot for the 15 inch diameter culvert. The bands would be sold at \$6 for the 12 inch band and \$7.50 for the 18 inch band. The RLA will keep the balance of culvert for future repairs. Ed Richards seconded. The motion was approved.

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BOARD OF DIRECTORS MEETING

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ACC

Dennis Bicknell reported that there have been three building applications since the last meeting. The applications for Mueller and Tillman were approved by the committee. The Ninneman application is pending approval.

SURVEY DISCREPANCY REPORT

Ernie Conrad reviewed the survey situation. Joe Jackson has contacted the RLA attorney by phone concerning the RLA position in this matter. Since the phone call, Joe reported that he has written a letter to the attorney including a copy of the minutes from the September 16, 1977 board meeting and requesting a reply before May 5, 1979. There has been no response from Mr. Babcock at this time. Tom Bennett read a letter from Lamm and Young, attorneys, dated October 1977 and concerning this survey. This letter is in the files. The board agreed to wait for a response from Mr. Babcock.

ANNUAL MEETING

The annual meeting and picnic plans were finalized. The notice of the meeting and picnic will be sent in a newsletter to all landowners.

OLD BUSINESS

Marcella Bicknell reported that the non profit bulk mailing permit was denied on the grounds that The RLA does not qualify for the categories eligible for this permit. A regular bulk mailing permit at 8.4¢ per piece of mail was obtained. The permit number is 161.

NEW BUSINESS

Cheryl Fellhauer has sold her lot and resigned from the board. Since there will be only one board meeting before the annual meeting, it was decided to continue with four board members and let the general membership elect a new member.

BILLS

Glen Haven Association-\$15.00-rent on community building for the annual meeting; Marcella Bicknell- \$62.50-sec. services; Marcella Bicknell-48.59-expenses; Tom Bennett-\$14.30-expenses; John Barlow-\$24.20-expenses; Cheryl Fellhauer-\$3.76-expenses; Joe Jackson-\$51.48-expenses; Ed Richards-\$18.09-expenses; Babcock and White-\$53.43-legal; New England Business Service-\$3.00-Assessments forms; Mike Harris-\$2.99-balance for Feb. expenses. Ed Richards made a motion to approve the bills submitted by the treasurer. Tom Bennett seconded. The bills were approved. Tom Bennett made a motion to pay .50¢ per tree for tree marking to John Barlow and Al Matlock for a total of \$41.00. Ed Richards seconded. The motion was approved.

Ernie Conrad informed the board that two lots and a possible third lot have been sold in the Bulwark Ridge Owners Association. He suggested that the board learn who has bought these lots and proceed in accordance to the agreement reached between The RLA, The Bulwark Ridge Owners Association and Mr. Maitland.

The next meeting will be held on July 28, 1979 at 10:00 A.M. at the Glen Haven Community Building. The meeting adjourned at 1:20 P.M.

Respectfully Submitted,

Marcella Bicknell
Marcella Bicknell, corr. sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT

May 5, 1979

Balance February 10, 1979 \$11,689.88

INCOME

Assessments	\$4295.00
Beetle Control Performance Bond	\$100.00
	<hr/>
	\$16084.88

EXPENSES

Corporate Report & Agent Fee	\$15.00
Assessment Forms	31.25
Newsletter	28.91
Secretarial Services	62.50
Snow Removal	444.00
Bulk Mail Permit	70.00
Misc. Expenses	174.00
	<hr/>
	826.58

Balance May 5, 1979 \$15,258.30



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

July 28, 1979

The meeting was called to order at 10:20 A.M. with all members present. Dennis Bicknell, ACC chairman, was also present.

SECRETARY'S REPORT

There were no additions or corrections to the minutes of the previous meeting. Ed Richards made a motion that the minutes be approved. Tom Bennett seconded. The minutes were approved.

TREASURER'S REPORT

The treasurer's report is attached to these minutes. John Barlow reported that 20% of the landowners are delinquent in their payment of assessments. Six percent of the twenty percent are two or more years delinquent. A piece of culvert pipe was sold to Claude Camerzell for \$60. There will be more road maintainance costs before the end of the year.

BEEBLE CONTROL

John Barlow reported for Harold Dobson. Apporximately 200 trees have been cut and removed from the area. This is in comparison to 360 trees last year. All marked and recently fading trees have been cut and removed. Any additional fading trees will be cut and removed within the next few days. The woodcutters have been paid \$600 and an additional \$300 will be paid if and when the job is satisfactorily completed.

ROAD MAINTAINANCE

Al Matlock was not present. John Barlow reported that emergency repairs were necessary on Black Creek Road. The road was washing due to the clogging of some culverts. These culverts were removed and replaced with larger culverts. There are washed places on Copper Hill Rd which need attention. Dennis Bicknell suggested looking into a long range program for road maintainance.

ACC

Dennis Bicknell gave copies of ACC correspondence to the board members for review. There have been nine cabin applications and three fences have been constructed as horse corrals.

ANNUAL MEETING

Joe Jackson reported that there has been no response for Mr. Babcock (RLA attorney) concerning the survey. The Maitland suit against VTN was heard in court last month. Arguments in this case will be heard in August with no decision until autumn. Ed Richards informed the board that The Glen Haven Association has this subject on the agenda for their annual meeting which will be held next week. Ed will attend this meeting and gather information pertinent to this subject. There was discussion on the attorney representing the RLA and the possibility of hiring a new attorney.

The Rocky Mountain Metropolitan Recreation District has informed the landowners that the recreation tax had gone into effect. Dennis Bicknell suggested the board contact other home owner associations affected by this tax and try to get representation on the RMMRD Board of Directors.

The meeting was temporarily adjourned at 11:45 A.M.

The meeting was reconvened at 3:30 P.M. with J. Persichetti and H. Dobson new board members present.

Tom Bennett nominated Ed Richards for president of the board. Ed Richards declined on the grounds that he will be out of the country for six months.

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Ed Richards nominated Tom Bennett for president of the board. Jim Persichetti seconded the nomination. Tom Bennett was elected president. Harold Dobson nominated Ed Richards for vice president. Jim Persichetti seconded. Ed Richards was elected vice president. Ed Richards made a motion that John Barlow continue as secretary treasurer. Harold Dobson seconded. The motion was approved.

There was discussion on the agenda for the next board meeting which will be held at 10:00 A.M. August 12, 1979 at Bicknell's cabin in The Retreat.

BILLS

Ed Richards made a motion that mileage reimbursement be commensurate with the IRS guidelines. Harold Dobson seconded. The motion was approved. At this time the IRS guidelines approve 17¢ per mile. The bills are as follows: Marcella Bicknell-\$62.50- secretarial services for third quarter Marcella Bicknell-\$130.35-expenses; Dennis Bicknell-charcoal grill-\$13.77, Sy Kleinman-\$10.54-picnic prizes, Ed Richards-\$12.50-expenses, John Barlow-\$24.80-expenses, Glen Haven General Store-\$56.94-picnic supplies, Glen Haven General Store-\$13.82-refreshments for annual meeting Ed Richards made a motion to approve the bills. Jim Persichetti seconded. The motion was approved. Ed Richards made a motion to pay Frontier Agency Inc. \$130 to renew the liability insurance. H. Dobson seconded. The motion was approved.

Ed Richards discussed the possibility of complaints due to the increase in horses in The Retreat. Should problems arise that the landowner cannot solve, the board of directors should be notified.

Ed Richards made a motion that the meeting be adjourned at 4:30 P.M. John Barlow seconded. The meeting was adjourned.

Respectfully submitted,

Marcella Bicknell
Marcella Bicknell, corr. sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT

SIX MONTHS ENDING JUNE 30, 1979

Total Cash Reserves Dec. 31, 1978	\$11,597.50
Receipts to June 30, 1979	7,437.07
Disbursements to June 30, 1979	<u>5,555.81</u>
Total Cash Reserves June 30, 1979	13,478.76

CASH ACCOUNTS

United Bank of Boulder-Savings	\$10,604.48
First National Bank of Estes Park-Savings	40.82
First National Bank of Estes Park-Checking	<u>2,833.46</u>
Total Cash Reserves June 30, 1979	13,478.76

INCOME BY CATEGORY

Landowner Assessments	\$5,965.00
Culvert Pipe Sale	60.00
Beetle Control Performance Bond	100.00
Interest	258.94
Cash Transfer from Boulder Account to Estes Park Account	<u>1,053.13</u>
Total Income to June 30, 1979	\$7,437.07

DISBURSEMENTS byCATEGORY PERIOD ENDING JUNE 30, 1979 (SIX MONTHS)

General Expenses; newsletter, postage, telephone assessment statements and mileage-architectural review	\$800.14
Pine Beetle Control	701.78
Road Maintenance & Snow Removal	2000.00
Legal	93.43
Accounting	285.00
Secretarial services	125.00
Taxes and Licenses	155.78
Meeting Room Rentals	106.55
Insurance	130.00
Donation	100.00
Cash Transfer	<u>1053.13</u>
	\$5555.81



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

August 12, 1979

The meeting was called to order at 10:07 A.M. by Tom Bennett, RLA President. All members were present. Also present were Dennis Bicknell, ACC chairman, Al Matlock, road maintenance chairman.

Tom Bennett reviewed the agenda for the meeting and asked for any additions. Harold Dobson made a motion to move item four of the agenda up to item two. This was to enable the guest speaker to present his program. Ed Richards seconded. The motion was approved. Harold Dobson introduced Larry Carpenter of Carpenter's Tree Spraying. Mr. Carpenter then gave a very informative talk on the budworm problem in the area of Glen Haven and Estes Park and the spraying methods used to combat this predator. Harold Dobson will obtain more information on helicopter spraying and perhaps arrange a meeting of landowners interested in having preventive spraying for their trees. John Barlow suggested having a special tear sheet in the newsletter which landowners could return if they are interested in the preventive spraying.

SECRETARY'S REPORT

Marcella Bicknell asked if there were any additions or corrections to the minutes of the previous meeting. There were none. Ed Richards made a motion that the minutes be accepted. Jim Persichetti seconded. The motion was approved.

TREASURER'S REPORT

John Barlow reported that the total cash reserves as of June 30, 1979 were \$13,478.76. Expenditures since that time include: \$167.75-General Expenses, \$62.50-Secretarial Services, \$81.25-Picnic Expenses, \$13.82-Annual Meeting, \$751.00-Beetle Control. Total expenditures since June 30, 1979=\$1,076.32 leaving a total cash reserve of \$12,402.44 as of August 12, 1979. John reported that a few assessments have been received and will be deposited. These will show up in the next report. Jim Persichetti made a motion to accept the treasurer's report. Harold Dobson seconded. The motion was approved.

BEETLE CONTROL

Harold Dobson reported that the beetle control program for 1979 is completed and was well done by Higby and Coe. David Coe knows the area well and is willing to talk to those with complaints.

ACC

Dennis Bicknell reported that one cabin application has been approved since the annual meeting. A paragraph was added to the approval letter encouraging the landowner to take part in the activities of The Retreat. There is one cabin and two driveway applications pending.

ROAD MAINTAINANCE

There were no new developments to report.

OLD BUSINESS

Survey

Ed Richards reported that he attended the Glen Haven Association Meeting and learned that quarter corners and section corners in the original government survey stand even if subsequent surveys show them to be in error. There was discussion on the survey discrepancy. The board agreed that there was no need to hire an attorney for this matter at the present time. The board will stay abreast of any new developments. When the need for an attorney arises the board will take appropriate action.

RMMRD

Ed Richards reported that he visited the office of the RMMRD and spoke with the secretary. The RMMRD has a five member board elected in staggered terms. Any tax payer in the district can run for a seat on the

THE RETREAT LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

August 12, 1979

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Board of Directors. There is a general manager who is accountable to the board. There will be two terms available in the spring 1980 election. This board meets at 7:00 PM. on the second Tuesday of every month at 690 Big Thompson Canyon Rd. Candidates for the Board of Directors must have a petition, which is obtained at the RMMRD office, signed by five district taxpayers. The board agreed that The RIA should contact other landowner associations affected by this taxing district and try to get representation on The RMMRD Board of Directors.

Road Signs

Ed Richards reported he spoke to Mr. Cheley about the sign at the main entrance. Mr. Cheley was apologetic about the location of the sign and indicated that it will be placed farther up the road next year. Ed will follow up with a letter to Mr. Cheley.

Tom Bennett reported that he has explained our interest in posting a 20 m.p.h. speed limit sign on Dunraven Glade Road to a representative of the county road system and to an officer of the Colorado State Patrol. Tom will continue to pursue this matter. There was discussion on the location for posting speed limit signs and their wording. Al Matlock consented to have a sign placed on his lot which would be seen by those driving into Dunraven Glade Road. Another sign could be posted at the gate at the rear entrance. Jim Persichetti made a motion authorizing Al Matlock to design and purchase the road signs indicating the private property and speed limits, caution children and animals on the road. Ed Richards seconded. The motion was approved.

Bulwark Ridge Landowner Association

Tom Bennett read the letter sent to Walter Maitland requesting a list of members of The Bulwark Landowner Association.

At this point Ed Richards and John Barlow were excused due to an emergency.

Change of Assessment Due Date

After discussion on the changing of the assessment due date Harold Dobson made a motion to change the due date of the assessment to January first and delinquent on March first. Jim Persichetti seconded. The motion was approved.

Road Maintenance Policy

Dennis Bicknell suggested that the board draw up a policy giving the Board maintenance chairman authority and money guidelines for more effective road maintenance. After discussion it was agreed that Al Matlock, road maintenance chairman, write a policy which will be sent to the board members for additional comments and ideas prior to the next board meeting, at which time a policy will be adopted.

Trailer Policy

The Board of Directors agreed that there will be no tampering with the protective covenants of The Retreat. The board may consider a 7 to 10 day extension for trailers upon written request. No letters from trailer owner's have been received.

Cash Management Account

Tom Bennett explained how this account works. Primarily such an account can be opened with a \$10,000 deposit which can be withdrawn at any time. The board agreed to table this subject until the next board meeting since two board members had been excused.

NEW BUSINESS

Three letters of complaint about horses running loose in The Retreat were read. A board member will speak to the owners of these horses.

The material for the up coming newsletter was discussed and various topics assigned to the board members and committee chairmen. The articles should be prepared for the next board meeting.

Dennis Bicknell suggested the board consider the forty acre Forest Land.

THE RETREAT LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

August 12, 1979

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Recent events indicate the potential agreement between the Davis' and The Forest Service has not gone through. He also suggested that consideration be made for making an offer to purchase the Maitland property at the front entrance. Perhaps the flood plain area could become a common area and several lots be laid out and sold for the benefit of The RLA. The board will consider these suggestions.

BILLS

Harold Dobson made a motion authorizing the payment of the bills approved by the treasurer. Jim Persichetti seconded. The motion was approved.

The next board meeting will be held at 10:00 A.M., October 13, 1979 at Bicknell's cabin in The Retreat. An alternate date of October 6, 1979 was set.

Jim Persichetti made a motion to adjourn the meeting at 1:45 P.M. Harold Dobson seconded. The meeting was adjourned.

Respectfully Submitted

Marcella Bicknell
Marcella Bicknell, corr. sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

THE RETREAT LANDOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

October 13, 1979

The meeting was called to order at 10:12 A.M. All members were present. Dennis Bicknell, committee chairman, was also present.

Tom Bennett reported that he spoke with Mrs. Morris about containing the horses. Mrs. Morris seemed anxious to cooperate. Tom will also speak to Mr. Morris. Tom Bennett suggested adding a copy of the protective covenants to the newsletter.

SECRETARY'S REPORT

Marcella Bicknell asked if there were any additions or corrections to the minutes of the previous meeting. There were none. Tom Bennett made a motion that the minutes be approved. Ed Richards seconded. The minutes were approved.

BEEBLE CONTROL AND BUDWORM CONTROL

Harold Dobson reported that he is investigating the possibility of helicopter spraying for the bud worm. Ed Richards reported that a high percentage of trees are showing bud worm damage. Harold Dobson also reported that the contract for beetle tree cutting should be issued soon. Ed Richards made a motion to ask David Coe to continue the beetle tree cutting as done in the past keeping in touch with the RLA Board of Directors. Jim Persichetti seconded. The motion was approved.

ROAD MAINTAINANCE REPORT

Al Matlock was not present at this time. Tom Bennett read a memo sent to Al Matlock by Ernie Conrad concerning a Caterpillar for sale in Cedar Park. There was discussion on the possibility of the RLA purchasing this road grader. The general consensus of the board was against owning such a piece of equipment. Tom Bennett informed the board that Frank Horn may be interested in helping with road maintainance.

TREASURER'S REPORT

There was no treasurer's report. Ed Richards made a motion authorizing the treasurer to pay any outstanding bill. Harold Dobson seconded. The motion was approved.

ACC

Dennis Bicknell reported that there has been one building application approved since the last meeting. There are no pending applications. Most of the trailers have been taken out of THE Retreat.

OLD BUSINESS

Newsletter

The newsletter will go to the printer in the next week.

Road Maintainance Policy

Tom Bennett explained that the road maintainance policy is to help the chairman with decisions about road maintainance. Al Matlock, now present, reported that the policy is not completed at this time but is underway. There is no contract for snow removal at this time. There are two possible candidates for

THE RETREAT LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

October 13, 1979

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snow removal. They are Chief's Landscaping and Edward's. Al will try to get a contract with one of these parties. The RLA should also get a certificate of liability insurance from the contractor. Al reported that Phil Zavakas may be available for road maintenance work and repairing the wash outs.

There was discussion on the landowners responsibility for cleaning their culverts and providing proper drainage on driveways. Ed Richards suggested that construction, repair, grading and snow removal be under road maintenance and driveway or culvert problems be under the ACC. Dennis Bicknell suggested that the road maintenance committee inform the ACC of culvert or driveway work needed and the ACC will contact the landowner. The policy will be to notify the landowner that the problem be cared for within 30 days or be billed for the repair. Jim Persichetti suggested the board members drive the roads with Al Matlock following the meeting to see what needs repair.

Road Signs

Al Matlock reported that the County will make and install the signs discussed at the last meeting but they are not finished. Tom Bennett will write a letter to the County Road Supervisor asking that the signs be completed and installed as soon as possible.

RMMRD

Ed Richards reported that he has had difficulty learning the names of board members of the districts taken into the RMMRD.

1. There will be 4 Board positions coming up at the RMMRD election in May 1980. The election will be held th first Tuesday after the first Monday in May.
2. Petitions may be picked up from the RMMRD office anytime and need to be signed by 5 qualified voters and filed 25 days prior to election.
3. Any person who is a qualified Colorado voter may vote in this election. This means that you may be registered to vote in Denver, Greeley, or Ft. Morgan but have your cabin in The RMMRD tax district-you can vote and run for office. You can also obtain an absentee ballot from the RMMRD office. Any Colorado tax payer who is a qualified voter may run for one of the 4 RMMRD positions coming up this May.

Bulwark Ridge Landowners Association

Tom Bennett read a letter sent to him by Walter Maitland and dated August 17, 1979. In this letter Mr. Maitland states that he has instructed Roger Lowe of Continental West REalty to send John Barlow a list of the persons who have purchased property in Bulwark Ridge. John has not received this list. Tom will write to Mr. Maitland informing him of this.

Front Entrance Property

The land at the front entrance of The Retreat, Crozier Mountain Subdivision Number 2 owned by Walter Maitland, is currently for sale. Ernie Conrad explained a proposal for the purchase by the RLA as detailed in his letter to Tom Bennett (copy attached to these minutes). There was discussion about financing, water augmentation, development and future utilization of this parcel. An alternative idea would be the purchase of the land for only a common area with no development. Tom Bennett will contact Mr. Maitland about the RLA interest in this property.

Survey

Ernie Conrad furnished the Board with the Findings of Fact, Conclusions of Law and Judgement of the Maitland's Civil Action against VTN Colorado Inc. This action concerns the VTN surveys of The Retreat and Bulwark Ridge (copy attached to these minutes). The Court found VTN's survey in error and awarded the

THE RETREAT LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

October 13, 1979

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Maitland's \$198,954. VTN has filed an appeal from this decision. Copies of the Court decision will be furnished to each board member next week and a decision will be made as to obtaining a legal opinion for a course of action for the RLA. This will be handled by Tom Bennett.

Cash Management

Ed Richards made a motion to proceed to open a cash management account. Jim Persichetti seconded. The motion was approved.

Horse Problems

Tom Bennett read a letter he sent to Pat Morris concerning the horses. He will talk to Pat in person. There will be an article concerning horses in The Retreat in the newsletter along with a copy of the protective covenants.

Trailers

The board agreed that the covenants must be supported. There will be an article concerning trailers in the newsletter.

NEW BUSINESS

The budget was deferred to the next meeting.

Ed Richards made a motion to adjourn the meeting at 2:00 P.M. Harold Dobson seconded. The meeting was adjourned.

The next meeting will be held on Saturday, December 1, 1979 at 10:00 A.M. at Bicknell's cabin in The Retreat.

Respectfully Submitted,

Marcella Bicknell
Marcella Bicknell, corr. sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING December 1, 1979

The meeting was called to order at 10:07 A.M. All members were present. Also present were Al Matlock and Frank Horn, road maintenance committee and Dennis Bicknell, ACC.

SECRETARY'S REPORT

Tom Bennett asked for any additions or corrections to the minutes. There were none. The minutes were accepted as printed.

TREASURER'S REPORT

November 30, 1979

Checking Account	\$1,465.86
Savings Account Estes Park Bank	40.82
Savings Acct. United Bank of Boulder	10,882.42
Total Cash	<u>12,389.10</u>

Disbursements since Oct. 14, 1979

Oct. 26	Edwards Excavation	\$370.00
Nov. 4	Edwards Excavation	542.50
Nov. 27	Edwards Excavation	455.00
Dusty Johnson, partial payment snow removal		60.00

The treasurer's report was accepted as presented.

BEETLE AND BUDWORM CONTROL

Harold Dobson reported that David Coe will not be able to take the beetle cutting contract. Mr. Dobson will try to find another woodcutter to take the beetle contract.

At this point Greg Martin, Fire Chief for The Glen Haven Area Volunteer Fire Department, addressed the meeting. He informed the board members that 50-60% of the contributions made to the GHAVFD were from Retreat Landowners. The GHAVFD would like to see a building in The Retreat for housing fire equipment. This would help protect The Retreat from fire. There was much discussion on this subject. Ed Richards made a motion that the board pursue the location and construction for the acquisition of a fire station in The Retreat in cooperation with the Glen Haven Area Volunteer Fire Department. Harold Dobson seconded. The motion was approved.

ROAD MAINTAINANCE

Al Matlock reported that there have been difficulties finding a road work contractor for The Retreat. There is a possibility that Griffith will leave some equipment in The Retreat for snow removal and road work. This will be pursued. Al Matlock resigned. Frank Horn is the new road maintenance chairman. It was agreed that contractors doing road work be paid immediately. Ed Richards made a motion to pay the full balance of a bill for being stuck while doing snow removal. Harold Dobson seconded. The motion was approved.

ACC

Dennis Bicknell had nothing to report.

OLD BUSINESS

Maitland Property

Tom Bennett had no success in contacting Mr. Maitland. A Certified letter of inquiry from the Board of Directors will be sent

THE RETREAT LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

December 1, 1979

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to Mr. Maitland.

RMMRD

This is covered in the newsletter to be sent out after Christmas.

BULWARK RIDGE

There has been no response to the letters sent to Mr. Maitland on this subject.

Cash Management Account

There were no new developments on this subject.

V.T.N.

Tom Bennett sent a copy of the court decree to attorney Colton W. Babcock. Jim Persichetti gave some thoughts on Mr. Maitland's obligations resulting from the foreclosure on Escape Properties. There have been no other developments.

NEW BUSINESS

Budget

The budget for 1980 is attached to these minutes.

Assessment

After much discussion on the assessment for 1980 Harold Dobson made a motion to set the assessment at \$65 and approve the budget at \$13,000 for 1980. Ed Richards seconded. The motion was approved.

BILLS

Jim Persichetti-\$38.04-expenses; Tom Bennett\$14.95-expenses; Ed Richards-\$17.00-expenses; Marcella Bicknell-\$124.53-expenses; Al Matlock-\$55.54-expenses for 1978&1979; Harold Dobson-\$22.90-expenses; Dusty Johnson-\$60.00-Remaining payment on snow removal. Ed Richards made a motion to approve the payment of the bill. Jim Persichetti seconded. The motion was approved.

The next meeting will be held on March 8, 1980 at 10:00 A.M. At Bicknell's cabin in The Retreat.

Ed Richards made a motion to adjourn the meeting at 12:56 P.M. Harold Dobson seconded. The meeting was adjourned.

Respectfully Submitted,

Marcella Bicknell
Marcella Bicknell, corr. sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

1980 BUDGET

1. General (expenses; newsletter, postage telephone, assessments statements, mileage, annual meeting and architectural review)	\$1,600
2. Pine Beetle and Budworm Control	2,000
3. Road Maintenance and Snow Removal	6,500
4. Legal	600
5. Accounting	350
6. Secretarial Services	360
7. Taxes and Licenses	180
8. Insurance	150
9. Annual Picnic	100
10. Donations	100
11. Contingencies	1,060
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TOTAL	\$13,000