



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

January 22, 1994

PRESENT: Marlan McMahan, President; Graham Fowler, Vice President; Board Members Jack Heidebrecht, Dice McKnight; Committee Chairs John Manchester, Architectural Control; Dick Weinmeister, Road Maintenance; Assistant Treasurer, Marvin Gee; and Recording Secretary, Joanne Weinmeister.

OTHERS PRESENT: Landowners Jim Boyd, Charlene McKnight, Duke Sumonia.

CALL TO ORDER. The meeting, held at the home of Dice McKnight, was called to order by President Marlan McMahan at 9:30 a.m.

PRESIDENT'S COMMENTS. Marlan expressed appreciation to Jim Boyd for his services as a Board member and also expressed regrets upon his resignation. Jack Heidebrecht was welcomed to the Board as Jim's replacement for the remainder of Jim's term.

On the Emergency Information Sheet distributed by Graham Fowler, change Bill Lovejoy's phone number to read 586-0660 and change Graham Fowler's phone number to read 440-4064.

Marlan read "Ten Ways to Reach Out to Landowners" from the CAI Brochure: (1) hold Town Meetings, (2) have social activities, (3) respond quickly to owners' inquiries, (4) open Board Meetings to landowners and allow time for questions, (5) distribute minutes of Board Meetings to those interested in receiving them, (6) put divisive issues to a vote, (7) allow owners to form an advisory committee, (8) put a positive spin on Newsletter stories; (9) find an issue to rally around and (10) publish an Annual Report. All of these are being done by the Retreat.

LANDOWNERS' COMMENTS. Jack Heidebrecht reported for Leon Satterfield about an article Leon read in the Sunday DENVER POST regarding hunting on private property and expressed concern that there is nothing in the covenants prohibiting hunting or shooting on private property in the Retreat. Graham noted that there is a "catchall" Covenant (#8) prohibiting activities which are nuisances or annoyances to others which covers this; also signs within the Retreat clearly state NO HUNTING. Marv Gee said that hunting is prohibited in the Retreat and suggested that someone be invited to speak at a Retreat Meeting about hunting laws. Marlan will check on the legalities of prohibiting shooting in the Retreat. A copy of this article will be sent to Board members.

Jim Boyd reported that even though he is no longer a Board Member, he will continue to be active with the Road Committee. Dick and Dice will administrate what needs to be done and will communicate this to him and Rock.

TREASURER'S REPORT. In the absence of Bill Lovejoy, Marv Gee distributed the RLA Income Statements and Balance Sheets for 1/1/93-12/31/93 and 1/1/94 through 1/21/94. Marlan read the report dated January 22, 1994 (on file with the Minutes). Summary: 1993 revenues \$27,394.74 and expenditures \$20,510.14. Total income over expenditures is \$6,884.60 with fire report and federal unemployment taxes yet to be paid. Surplus funds distributed to General Reserve \$650.74; Equipment Reserve \$2500.00, Open Space Reserve \$1000.00; Unappropriated Money Market Account \$949.87; Checking \$1783.99. January 1994: assessment fees paid \$9200; one transfer fee \$100; expenses \$738.90;

balance in cash, checking, money market accounts, including restricted funds \$28,870.63.

A Greeley accountant has been used in the past to audit the Association's books and for preparation of the state and federal tax forms. If there is a recommendation for a different accountant (perhaps closer to the Retreat), please contact Bill with this information.

ROAD COMMITTEE REPORT. Jim has purchased a locking fuel cap for the grader. He reported that in response to a request for sanding the roads, the Road Crew does not have equipment for sanding, but he consented to sand hazardous spots as necessary. Dick said he has talked to the landowner (renter) on Black Creek regarding his culvert. They agreed that no culvert is necessary unless the lack of one should cause problems with the Retreat road. Marlan will write to the occupants regarding this agreement. If they do put in a culvert, a 10" culvert will be required. Housing for the equipment will be discussed later.

ARCHITECTURAL CONTROL COMMITTEE. John Manchester distributed the minutes of the ACC meetings held on December 4, 1993 and January 15, 1994 and reported on the meetings.

He reminded the RLA Board to check with adjoining landowners before granting variances.

Edwards: Recommendation that the Board inquire of Edwards when they plan to finish their construction.

Hawthorne: Recommendation that Hawthornes submit revised plans of their construction for ACC's review, including a schedule of the anticipated start and completion dates, and provide a signed and dated letter to the Board with a date for completion of their roof; also complete the variance process for Board approval.

Claypool: Regarding the extension requested, Graham Fowler made a MOTION that the Board grant Claypool a 60-day extension beginning today, January 22, 1994, to come into compliance. SECONDED by Jack Heidebrecht. PASSED UNANIMOUSLY.

Ellis: Marlan sent a letter to Ellis from the Board confirming the agreement that his construction will be completed by May 1 as approved at the last meeting; copy of letter to be sent to ACC. Following discussion regarding Ellis' deck, Graham Fowler made a MOTION that a letter be sent to Ellis noting appreciation for the improvements he has made to date, but stating there is one final concern about the deck, and asking him to submit a request for a variance for his deck since the setback is in violation of the covenants and to provide information where the deck will be located on the pillars. This request and plan to be presented at the next Board meeting. SECONDED by Dice McKnight. PASSED UNANIMOUSLY.

Jorend: John reported construction on Jorend's driveway and house began before he submitted a request for approval from the ACC. Application has been received, but was unsigned, so it was returned for signatures. Forms were returned but with only one signature. John will send a second letter and return the application for the other signature. Approval of plans are contingent upon the signature.

The RLA Board went on record agreeing that they will get an injunction to stop construction if any landowner refuses to cooperate with the ACC in submitting applications for construction.

Wasman and Fowler: Signatures absent on applications. John will request.

Recommendation made to the ACC that the application forms be changed to read "Owner's signatures required to activate."

Berry: Trailer still on property.

Russell: ACC requested that the Board send a letter asking him to complete his roof with shingles replacing the metal roof and disposing of the debris on the property.

Recommendation was made by John that the Board include an article in the Newsletter detailing the regulations (including set-back rules) for the use of trailers in the Retreat.

At the ACC January 15 meeting, the ACC reviewed the flow chart recommended by Marlan and accepted it as an excellent idea.

Duke Sumonia recommended to the ACC a time-line form for tracking construction for the the ACC to use in the reviewing of construction. When the form has been finalized, it will be presented to the Board.

John reported as an information item that the County has taken legal action against some landowners outside the Retreat for accumulation of trash on their property.

Dennis Bicknell has a list of water wells in the Retreat. He discovered that many of the wells have not been registered in the present owners' names and some have not been registered at all for beneficial use water. Dennis will follow up and alert landowners regarding this. John recommended that this be included in the June Newsletter.

The next meeting of ACC will be March 5, 1994.

John reported that since he has sold his home in Windsor, it is necessary for him to resign from the ACC effective February 28. He will be building in the Retreat, but at the present time he has no place to keep the files and records for the Retreat, nor the time to continue as chair of this committee. His address is now P. O. Box 9, Glen Haven, CO 80532 and as of next month, he will have no phone. He was encouraged to continue to work with the person who will be appointed to take his place.

ENVIRONMENTAL REPORT. None.

FIRE SAFETY. Jack Heidebrecht, who serves on the Fire Board, reported on the January 4 meeting of the Fire Board of Directors and will be the Retreat Board's reporter for Fire Safety in the future. The new Fire Board of Directors received favorable comments. He reported: (1) The vote by the Glen Haven Association regarding the \$50 assessment (presumably for the Fire Department) was approved by 60% of the 80% of the votes received. (2) A By-Laws Committee has prepared new by-laws which will be submitted to the entire Board of Directors for approval at the February 8 meeting. (3) The Insurance Committee has acquired the assistance of an insurance agent to research options for reducing insurance costs. (4) The Fire Chief reported at the Board meeting that the total of 44 responses made to fire, sick and accident calls for 1993 was double the 1992 figure. (5) A class for Firefighter I certification will be conducted in the near future at no cost except that of work books. (6) Purchase of a 5-ton military vehicle is being contemplated from the State of Colorado surplus equipment sales. This equipment would provide improved fire protection and aid in the attainment of a higher fire protection rating.

Questions regarding the fire extinguishers available through the Fire Department and the fire survey in the Retreat by Mike Hughes may be directed to Janice Tate or Mary Purinton.

ASSOCIATION MEMBERSHIP. Marv Gee (1) distributed an update sheet for the Membership Directory dated November 21 to January 22; (2) commented on communications he received from Bennett, Jorend, Turpin, Tuttle. Turpin: positive letter expressing appreciation for Newsletter, desire to become involved. Jorend: construction. Tuttle: assessment check came with note asking to apply some of this money towards control of speed and dust on Dunraven. Bennett: commented about survey issues as published in Newsletter and commended the Board for a fine job; (3) reported 109 assessment payments have been received; (4) added Jerry Spencer to mailing list to receive Meeting minutes; (5) said the RLA logo artwork has been finished, and suggested 1500 envelopes be added to the stationery order. Approved.

Sumonia reported that 56% of the Retreat owners have Glen Haven addresses; also 68% of property owners live in Colorado, 30% live in other states and 2% out of the country.

VICE PRESIDENT'S REPORT. Graham reported that the signs are done and will be put up the first Work Day. Dick Weinmeister will purchase six 8' redwood 4x4's, for use in putting up the signs.

Graham read a letter he received regarding the trail use. Based on the analysis of the Environmental Assessment, the Forest Supervisor decided the 24.6 miles of trail now open to motorized travel will be closed to such use and no new trails were added. Not only were "people" issues reviewed, but also wildlife, cattle grazing, plants, soil, etc. Over 800 responses were received--many from the Retreat.

Open Space: Graham reported that he has received only one negative response; money has been allocated for appraisal; now a vote of the Association is needed at the next Annual Meeting whether or not to continue. Marlan suggested that with the announcements of the Annual Meeting, the following be included: advance notification of the various financing proposals for Open Space, information regarding the Fire Department, building equipment storage.

COVENANT VIOLATIONS. Marlan contacted Larimer County concerning its code for temporary trailers. It calls for thirty days, as compared to the Retreat's sixty days. Nelsons have been sent a letter concerning their resistance to move their trailer. No other updates on Covenant Violations.

Discussion was held concerning: a construction application fee (\$25); a promissory note (\$500) at the closing on the property to secure culvert installation and completion of construction on time. Marlan will check with the attorney and Duke Sumonia will take the suggestion to the ACC for discussion.

Marv Gee asked to be deleted from the letter-writing process since he is not a Board member and feels official notifications should come directly from the Board. Please note: ACC initially contacts the violator. If problems occur, then the Board is notified and takes action.

Reminder: Any information relative to the ACC should be sent to that Committee. On the Covenant Violations chart, add to The ACC deals with: "Road Committee is consultant for culverts."

Include in the next Newsletter the Covenant Violation Chart and an article on the trail issue. Also send a letter to the Forest Service from the Retreat as a whole thanking them for their work on the trail use issue.

OLD BUSINESS. Potluck February 26 at the Community Church of the Rockies in Estes-- Marlan is working with Carol Fulton on the physical plans. The program will include Marv Gee who will have a map available and will recap changes which have occurred; a presentation to be put together by Marlan and Graham about the 1976 Flood and how it affected the Retreat; a "sharing" time. Reminders will be sent to Colorado Retreat members about the Potluck and the dates of the Work Days.

Fire protection: Marlan reported that Jim Rains wants to put in a 1500 gallon storage tank on his property (probably buried) to be used for personal use and for the Fire Department's use. An agreement in writing would need to be required from the property owner stating that he would grant the Glen Haven Fire Department access to this water at any time, that the tank would be kept full, that it is not for personal use exclusively. Rains has asked if he could use the Retreat Road Maintenance crew and equipment to bury his tank at his expense. Marlan is also interested in purchasing such a tank. Sumonia suggested a committee from the Retreat be assigned to discuss fire prevention. Further discussion needed. TABLED UNTIL THE NEXT MEETING.

NEW BUSINESS. Marlan distributed information regarding the Planning Commission and City Council of Larimer County's "Design Review Overlay Zone" sent to him with concerns from the Citizens for the Recognition and Preservation of Private Property Rights who oppose this plan. The information was introduced as an FYI item for the Board's awareness and to be taken under advisement--are regulations in Larimer County necessary? Should the Retreat take a stand?

Marlan received a letter sent to Bill Lovejoy from Duke Sumonia about some of his concerns. His letter will be duplicated and sent to Board members and the suggestions will be taken under advisement. Marlan will send a letter received from the Parliamentarian to Duke as he requested.

The next meeting will be March 26 at Jack Heidebrecht's at 9:30 a.m. INSTEAD OF AT GEES.

MOTION made by Jack Heidebrecht to ADJOURN. SECONDED by Dice McKnight. PASSED UNANIMOUSLY. Meeting adjourned at 12:40 p.m.

Respectfully submitted,

Joanne Weinmeister

RLA Income Statement

1/1/93 Through 12/31/93

1/6/94
RLA-All Accounts

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Category Description	1/1/93 Actual	- Budget	12/31/93 Diff
INCOME/EXPENSE			
INCOME			
Assessments	24,167.50	23,785.00	382.50
Interest Income	593.58	0.00	593.58
Other Income	33.66	0.00	33.66
Transfer Fees	2,600.00	0.00	2,600.00
TOTAL INCOME	27,394.74	23,785.00	3,609.74
EXPENSES			
Accounting	270.00	300.00	30.00
Annual Meeting	416.65	500.00	83.35
Donations - GHVFD	650.00	500.00	-150.00
Environmental	175.00	500.00	325.00
Equipment	0.00	2,500.00	2,500.00
Expense Reimbursement	931.17	895.00	-36.17
Insurance	3,170.00	3,000.00	-170.00
Legal Fees	2,125.65	1,850.00	-275.65
Membership/Corp Fees	330.00	200.00	-130.00
Miscellaneous	1,587.93	300.00	-1,287.93
Office Supplies	2,011.61	2,000.00	-11.61
Payroll:			
Employee Compensation	503.25	0.00	-503.25
RLA FICA Contribution	31.20	0.00	-31.20
RLA FUTA Contribution	4.03	0.00	-4.03
RLA Medicare Contribution	7.30	0.00	-7.30
RLA SDI Contribution	0.00	0.00	0.00
RLA SUI Contribution	15.10	0.00	-15.10
Payroll - Other	0.00	0.00	0.00
Total Payroll	560.88	0.00	-560.88
Property Taxes	123.80	140.00	16.20
Reserves	0.00	2,000.00	2,000.00
Road Maintenance	7,977.45	8,500.00	522.55
Secretarial Services	180.00	600.00	420.00
Expenses - Other	0.00	0.00	0.00
TOTAL EXPENSES	20,510.14	23,785.00	3,274.86
TOTAL INCOME/EXPENSE	6,884.60	0.00	6,884.60

RLA Balance Sheet

As of 12/31/93

1/6/94

RLA-All Accounts

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Acct	12/31/93 Balance
ASSETS	
Cash and Bank Accounts	
Checking Account	1,783.99
MM - Equipmnt Reserve	2,500.00
MM - General Reserve	14,000.00
MM - Open Space Resrv	1,000.00
MM - Unappropriated	949.87
Petty Cash Fund	100.00
Total Cash and Bank Accounts	20,333.86
Other Assets	
Old Equipment	7,000.00
Road Grader	11,325.00
Total Other Assets	18,325.00
TOTAL ASSETS	38,658.86
LIABILITIES & EQUITY	
LIABILITIES	
Other Liabilities	
Federal Unemployment	4.03
Federal Withholding	0.00
FICA	0.00
Medicare	0.00
State Disability Tax	0.00
State Unemployment Ta	0.00
State Withholding	0.00
Total Other Liabilities	4.03
TOTAL LIABILITIES	4.03
EQUITY	38,654.83
TOTAL LIABILITIES & EQUITY	38,658.86



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

March 26, 1994

PRESENT: Graham Fowler, Vice President; Bill Lovejoy, Treasurer; Board Members Jack Heidebrecht, Irene Little, Janice Tate; Committee Chairs Steve Little, Architectural Control; Mary Purinton, Environmental Concerns; Marvin Gee, Assistant Treasurer and Corresponding Secretary; and Joanne Weinmeister, Recording Secretary.

OTHERS PRESENT: Landowners Verna Heidebrecht, Maurice Ward, Jim Kadlec (also representative of Glen Haven Fire Board); Chris Edwards, President of Glen Haven Fire Board; Tom Housewright, Glen Haven Fire Department; and Sam Miller, Glen Haven Association.

CALL TO ORDER. The meeting, held at the home of Jack Heidebrecht, was called to order by Vice President Graham Fowler at 9:30 a.m.

VICE PRESIDENT'S COMMENTS. Graham commented on the success of the Retreat Potluck held in February.

He also reported on his communication with the Forest Service regarding the 40 acres issue under consideration by the Retreat. He has been informed that the Forest Service has a third party interested in this transaction and that the deal could possibly be accomplished by the end of the year should the Retreat Membership vote its consent at the Annual Meeting. No commitment has been or will be made until the membership has voted on the issue. Marv Gee sent documents regarding the taxes on common land to the Larimer County Assessor. There is a possibility no taxes are due and maybe there will be a rebate.

It was announced that open houses for the Forest Plan Revision will be held in March and April. One is scheduled on March 28, 1994, 5-8 p.m., in Fort Collins for the Estes-Poudre Ranger District. The Retreat will be represented by Marv Gee. A second one is scheduled April 5, 1994, 6-9 p.m., in Fort Collins. Attendance is encouraged. Graham said the trail at the Black Creek entrance may be part of this report with the chance that this trail may not be opened.

Janice Tate reported that Duke Sumonia is home from the hospital following his heart surgery. He is on oxygen, but reportedly doing well. Flowers and card were sent by the Retreat.

LANDOWNERS COMMENTS. In response to a question regarding the painting of Retreat signs, Janice said she and Ron have painted 30 of the signs and have about 25 more to paint. Appreciation was extended to the Tates for all their good work.

Irene Little announced she is now home for the next one and a half years, so will be more active on the Board.

In response to a question from Jack Heidebrecht about beetle kill in the Retreat, Mary Purinton responded that what has been sighted is probably not beetle kill. She said affected trees will show holes bored and sap coming out of trees. May and June will be the months when this would be evident.

Maurice Ward expressed her appreciation for the concern she received about the burglary at her home. She said the perpetrator has been caught, pled guilty, and is serving time in jail. Graham stressed that Retreat residents need to be aware, use Retreat vehicle stickers, report anything suspicious and use the red stickers for unknown vehicles in the Retreat. A notice will be put in the NEWSLETTER. An AGENDA ITEM FOR THE MAY BOARD MEETING will include rewording of the red stickers.

GLEN HAVEN FIRE BOARD PRESENTATION. Chris Edwards, President of the Fire Board, introduced Jim Kadlecek, member of the Board, Tom Housewright of the Fire Department, and Sam Miller, liaison for the Glen Haven Association. Chris gave an overview of the Fire Board and the Fire Department. He said that the Board is in the process of restructuring and has appointed several subcommittees to assist: Funding, Insurance, By-laws, plus subcommittees within subcommittees to look at amended Articles of Incorporation, long range budget, improvements in insurance, reorganization of Fire Days (perhaps extend to other days throughout the summer and changing to a weekend other than the 4th of July; also considering additional activities and reinstating the raffle). Emphasis was placed on the NEED OF FUNDS. Chris also said the Board is taking on some of the administrative responsibilities which the Fire Department has been doing. Some things which need to be accomplished are getting 501-C-3 status, establishing funding goals, grant writing, trying for Class A fire rating, fire-fighter training. The Fire Board needs two things from the Retreat: funding and personnel.

Jim Kadlecek distributed charts entitled GHAVFD-CALLS BY TYPE (1988-1993) showing the number of calls (total 147) for Medical, Fire-Wildland, Motor Vehicle Accident, Miscellaneous, Mutual Aid, Fire-Structural; MEDICAL CALLS (total calls 45) and GHAVFD-CALLS BY TYPE (1988-1993) showing a color coded comparison by year. The greatest increase was in the Medical Calls.

Tom Housewright spoke about the Fire Department itself. He noted the Fire Department's good personnel, good equipment, and the addition of training for the fire-fighters. It now has 14 active personnel, (5 from the Retreat, 9 from Glen Haven) 8 on reserve, 7 EMTs, 4 First Responders. The equipment (average age is 25 years old) consists of one main fire engine, 2 pumpers, 2 6x6 tankers, a tanker on reserve and a 4-wheel drive rescue vehicle. He reported they have good response to 911 and other calls, averaging seven responses with someone enroute within one minute for personnel and three minutes for equipment; the farthest point from Glen Haven is about 15 minutes. They can call for mutual aid from other areas such as Estes Park, Loveland-Rural (Drake), Estes Park Medical Center, Rocky Mountain Hotshots, Air Life of Larimer. Future needs: Two 500 gallon-a-minute 4-wheel drive pumpers, equipment for new tanker and more communication gear. Chris noted that the insurance rating is now a 9 and they are striving for an 8.

Graham recommended that this report be made at the Annual Meeting.

Distributed was a handout listing the Projected Expenditures for the GHAV Fire Department, 1994-1998, for perusal of the Retreat Board. Estimated expenditures include Administration, Operations, Buildings and Grounds, Fund Raising and Community Relations: 1994--\$22,560; 1995--\$25,226; 1996--\$26,487; 1997--\$27,811; 1998--\$29,202.

In response to a question regarding a Tax District, which the Retreat Board supports, Kadlecek said they are diligently pursuing this, but anticipates it will take several years to research and implement. Lovejoy said that the Retreat Board is on record as pledging the Retreat's help to pay for counsel needed. Kadlecek indicated a community meeting will be called when all information is gathered.

Funding needed for 1994 from Glen Haven is approximately \$9,000; from the Retreat approximately \$11,000. It was specifically noted that the Fire Department also provides emergency services as well as fire protection. Chris asked for volunteers from the Retreat residents to serve on a Funding Committee as well as help on the Fire Board--notify Jim Kadlecek or Chris Edwards if interested. Sam Miller indicated that GHA voted for a \$50 increase in assessments per landowner which is earmarked for the Fire Department.

Suggestions from Retreat Board included: reinstating the raffle at Fire Days, acknowledgments and thank-yous for donations, completing distribution of fire extinguishers to donators, pursuing a Tax District.

Graham thanked the Fire Board/Department for their report and indicated the Retreat Board's support. He asked if they would give a 15-20 minute presentation at the Retreat Annual Meeting.

TREASURER'S REPORT. Bill Lovejoy presented the Treasurer's Report as of ^{March} ~~May~~ 26, 1994. (1) 25% into this fiscal year, 92% of the projected revenues have been collected. 187 landowners have paid their assessments totaling \$23,689.50. Four properties have changed hands, resulting in \$400 in transfer fees, and \$265 in attorney and other fees have been received in the Russell matter. (2) Total expenses to date are \$5,149, or 19% of the budget. (3) \$17,000 was transferred from checking into the Money Market-Unappropriated fund to take advantage of the interest-bearing account. (4) The 1993 fiscal records have been delivered to Mr. Odstrcil, the accountant, for preparation of the annual compilation and tax returns.

Distributed were the RLA Income Statement (1/1/94 through 3/25/94) showing an Overall Total of Income minus Expenses of \$19,296.16 and a RLA Balance Sheet as of 3/25/94 showing Total Assets of \$57,950.99.

ROAD COMMITTEE REPORT. Report made by Joanne Weinmeister for Dick Weinmeister. Jim Boyd has graded the Streamside entrance and, weather permitting, grading of the other roads will be done in April. The Road Crew plans to work on Miller Fork the first Work Day, preparing it for road base which is scheduled approximately mid-May.

Dick will pick up the posts for the signs on the trails which will be put in on the first Work Day and deliver them to Fisherman's Lane where it crosses the river. The first Work Day is scheduled May 7 at 9 a.m. Meet at Weinmeisters to receive assignments. Parking available at Weinmeisters and Tates. Bring your own lunch and any tools which might be needed such as shovels, post hole digger, rakes, gloves, boots, clippers, saws, power ratchet, trash bags to pick up trash on the roads (this can be an ongoing project).

ARCHITECTURAL CONTROL COMMITTEE AND COVENANT VIOLATIONS. Steve Little will serve as the temporary Chair of ACC and files are now residing at his home until such time as John Manchester can return as chair.

Since it has been adopted that the date of a building permit will be the effective date of when construction begins, ACC will request that a copy of the building permit be sent to them with each construction application.

Edwards: ACC requested that the Edwards' trailer be moved since it has been on their property illegally for four years--no request for a trailer was ever made. Graham will meet with Marlan to decide what needs to be done. If they are ready to build, they can make a request at this time to keep a trailer on their property for the allotted time of construction of the home.

Nelson: Larimer County has agreed to send a letter to them regarding their trailer.

Regarding variances, it was noted that the Board does not grant variances, but it was agreed that adjacent landowners should be notified about variances which might affect them. The ACC and landowner should bring any problems to the Board who will contact the adjacent landowners.

OLD BUSINESS. Request from Marlan McMahon and Jim Ranes for use of equipment and operator to install water tanks on their properties in exchange for use of water for fire protection was tabled at the January 22, 1994 Board Meeting. MOTION made by Bill Lovejoy to remove the request from the table, SECONDED by Irene Little. PASSED UNANIMOUSLY. Discussion: no guarantee that tanks could be kept full; might set a precedent; would require safeguards should the property be sold (such as a 99-year lease or cost of equipment and labor plus interest being reimbursed to the Retreat); long range goals of the Retreat include locating a dry hydrant in that area. Following discussion, MOTION made by Bill Lovejoy to deny the request, SECONDED by Irene Little. PASSED UNANIMOUSLY.

ACC. Steve asked permission to write a brief article for the NEWSLETTER stating that he has resumed the chairmanship of the ACC and that all correspondence should now be sent to P. O. Box 172. He would also like to include in his letter that the Board Members, ACC and other Committee Members serve as unpaid volunteers

and do the best they can for the Retreat and that unwarranted harassment, abuse, undermining and such is not appreciated. Bill Lovejoy made a MOTION that the Board direct Steve Little to write such a letter for the NEWSLETTER. SECONDED by Jack Heidebrecht. PASSED UNANIMOUSLY.

Concerning this, Maurice Ward volunteered to provide assertive communication training to Board members and ACC committee members. It was suggested she be put on the AGENDA OF THE JUNE BOARD MEETING.

ENVIRONMENTAL CONCERNS COMMITTEE REPORT. Mary Purinton announced that Mike Hughes of the Forest Service plans to attend the May meeting to present the environmental survey report he is doing for the Retreat. It is important that he give his report at the May meeting, so it can be presented at the Annual Meeting.

Mary expressed her concern about cigarette butts on the road and will bring this up at the Annual Meeting. It was suggested that construction workers be told by their contractors to keep their trash picked up and that a letter be sent to Mr. Jorend asking him to so notify his contractor.

Stocking the Stream with Fish. A permit needs to be submitted for stocking the stream with fish. Graham will handle this.

FIRE SAFETY. Jack Heidebrecht distributed copies of his report for the months of February and March, 1994 stating that most of his report had been included in the Fire Board/Department presentation. Jack added that purchasing procedures and purchasing limits have been established by the Fire Board so that any person authorized to spend cannot spend more than \$200 at one time without getting Board approval.

A MOTION was made by Janice Tate that we bring to the Retreat membership at the Annual Meeting a vote for a special assessment of \$50 per landowner for the Fire Department to be assessed for a limit of three years while a Tax District is being actively pursued. SECONDED by Irene Little. PASSED UNANIMOUSLY.

It was suggested that this item be presented at the Annual Retreat Meeting by the Fire Board. Also, an article addressing this special assessment will be put in the June NEWSLETTER.

ASSOCIATION MEMBERSHIP. Marv Gee reported as follows: (1) Two lots have been sold since the last meeting--Moses to de la Torre and Van Vlaanderen to Feldman. (2) He received communications from Bicknell regarding wells; Seaton regarding fish stocking, roads, etc.--Graham will respond; and the U.S. Forest Service regarding the Forest Plan Revision meetings. (3) Status of delinquent assessment payments. (4) New letterhead and envelopes are available. (5) Potluck dinner in February was attended by 80 people. (6) The deadline for the spring issue of the NEWSLETTER is due no later than April 15. Items to be included are: Board of Directors candidates; Retreat stickers on cars; combining lots for tax purposes; transformers; Work Days (May 7 and June 4); Maurice Ward's appreciation regarding burglary; litter pick-up; ACC mailing address; Steve Little's letter; smoking on trails; well registering; covenant violation flow chart.

Hallstrom Property. Lot 31, Retreat Filing #3, will be sold at a Public Trustees' Auction on April 13, 1994. The Retreat has a lien against the property for assessments due. Discussion on purchase of the property by the Retreat resulted in a MOTION by Irene Little that the Retreat not pursue purchasing this property. SECONDED by Jack Heidebrecht. PASSED UNANIMOUSLY.

NEW BUSINESS.

Parliamentarian for 1994 Annual Meeting. Agreed that the same parliamentarian used at the 1993 Annual Meeting be employed again this year.

Wells. Marv Gee will put an article in the NEWSLETTER regarding Dennis Bicknell's report on water wells in the Retreat. He will also include information about who should be contacted regarding whether or not an individual well is registered.

Garage Construction. A MOTION was made by Irene Little that building applications would not be accepted by the ACC for a garage only; the application must also include house plans and state a completion deadline date. SECONDED by Janice Tate. PASSED UNANIMOUSLY.

Berry. The Board will write a letter to Berry telling him he cannot have a trailer on his property during construction of a garage, only for construction of a permanent dwelling.

Fund Raising for Fire Department. Marv suggested that the Retreat Board write the Fire Department's solicitation letter to the Retreat membership. Included would be information about the GHA's \$50 increase in assessments, solicitation for money for the Fire Department for 1994, the vote for a special assessment beginning in 1995, the hazards of fire in the Retreat, the increase of requests for emergency services, the Retreat's donation of \$500 being considerably less than needed, thus the request for donations. Included with the letter would be the Fire Board's graphs and return envelopes addressed to the Fire Department.

Irene Little made a MOTION that Marv Gee, in consultation with Jack Heidebrecht, write a draft of a solicitation letter to the Retreat Association membership for Fire Department funding; letter to be approved by the Retreat Board as well as the Fire Board and, after approval, the final letter mailed to the membership; the cost of preparing and mailing of the letters to be paid for by the Retreat. SECONDED by Janice Tate. UNANIMOUSLY APPROVED.

Nominating Committee. The Nominating Committee consists of Graham Fowler, Duke Sumonia, John Manchester and John Barlow. The next NEWSLETTER will include an announcement stating that nominations for the Board of Directors is being solicited with a deadline of May 15. Nominations are to be mailed to Graham Fowler. Board Members whose terms expire July 1994 are Irene Little, Dice McKnight, and Janice Tate. Several names were suggested to Graham for consideration and follow-up by the committee. Irene Little and Maurice Ward expressed interest in running for the Board.

Tuttle Letter. Janice asked that Marv Gee respond to Tuttle's letter which had questions regarding Dunraven and the use of assessments.

Building for Equipment Storage. Janice suggested this be pursued. Dick Weinmeister, with Dennis Bicknell's assistance, will be asked to look into the possibility, feasibility, and approximate cost of a storage building for Retreat equipment. Initially needed are the site (suggestions: the common land located at the top of Fisherman's Lane or in Bulwark), excavation for a pad and eventually a building (pole barn). If an engineer needs to be consulted, submit names and cost (if applicable). This information to be submitted at the May Board Meeting.

MAY MEETING will be May 21, 9:30 a.m., at the home of Mary Purinton.

MEETING ADJOURNED at 1:15 p.m.

Respectfully submitted,

Joanne Weinmeister



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

MAY 21, 1994

PRESENT: Marlan McMahan, President; Bill Lovejoy, Treasurer; Board Members Jack Heidebrecht, Irene Little, Dice McKnight, Janice Tate; Committee Chairs Mary Purinton, Environmental Concerns; Steve Little, Architectural Control; Richard Weinmeister, Road Maintenance; Marvin Gee, Assistant Treasurer; and Joanne Weinmeister, Recording Secretary.

OTHERS PRESENT: Landowners Charlene McKnight and Duke Sumonia; Mike Hughes, Forest Service.

CALL TO ORDER. The meeting, held at the home of Mary Purinton, was called to order by President Marlan McMahan at 9:30 a.m.

PRESIDENT'S COMMENTS. Marlan reported that he and Graham Fowler have been in touch with Frank Shavlik, who has been in touch with several legislators in Washington concerning Off-Road Vehicles and the Forest Service Plan.

Marlan distributed a draft of the suggested agenda for the Retreat Annual Meeting scheduled for July 30, 1994 for review by the Board; he also reported on a meeting he attended of the Community Associations Institute. Marlan received a letter from an attorney, whose field is contracts and finance, who wants to advertise in the NEWSLETTER. Marlan has the letter if anyone is interested, but he informed him that advertising is not included in the NEWSLETTER.

LANDOWNERS COMMENTS. Duke Sumonia thanked the Board members for their concern, cards and flowers during his recent illness.

TREASURER'S REPORT. Bill Lovejoy distributed the Income Statement dated 1/1/94-5/21/94 showing an Overall Total of \$20,354.21 and the Balance Sheet as of 5/21/94 showing Assets of \$59,009.04 and Liabilities and Equity of \$59,009.04; and he presented the Treasurer's Report as of May 21, 1994. (1) 90% of projected revenues, \$26,536.52, has been collected. Eight properties have changed hands, resulting in \$800 in transfer fees. Attorney and other fees collected to date amounts to \$347.19. (2) Total expenses to date are \$6,182.31, 23% of budget. (3) The 1993 tax returns have been filed and the 1993 accountant's reconciliation has been received. Copies of this will be available at the Annual Meeting. (4) Recommendation made that the RLA Balance Sheet Assets be amended to include the value of property owned by the Association which are assets beyond cash, such as the parcels of land owned by the Retreat and the roads. The Common Area Acreage actual valuation equals \$1,800 and Park Area Acreage market value equals \$40,000. Regarding the roads, Bill talked to someone in the Larimer County Roads and Bridge Department, who estimated that narrow mountain gravel roads without shoulders or bridges would cost \$100,000 per mile. According to this estimate, the Retreat's 12 miles of Common Road would show an asset of \$1,200,000.

MOTION was made by Bill Lovejoy that the Common Area Acreage, actual valuation of \$1,800, the Park Area Acreage, market value of \$40,000, and the 12 miles of Common Roads, valuation of \$1,200,000, be included in the Other Assets of the Balance Sheet. Seconded by Irene Little. PASSED UNANIMOUSLY.

ROAD COMMITTEE REPORT. Dick Weinmeister reported that a Work Day was held on May 7 and that his crew worked on getting Miller Fork and Bulwark ready for road base material (recycled asphalt). This material will be delivered and spread about June 27. Dale Alps is to provide material for a portion of Fisherman's Lane.

Dick was asked to estimate volunteer hours, value of these hours, cost of equipment used, etc. for a report at the Annual Meeting.

Discussion: Building site for equipment pad/building. Cost of a slab about 30 ft. x 40 ft. would be approximately \$5,500. Digging, etc. could be done by the Retreat. The site suggested is the common area off Copper Hill Road which borders Lot 61 and forest land in Filing 2.

MOTION made by Bill Lovejoy directing the Roads Committee to look into the feasibility of the building site suggested and providing the Committee \$500 for such things as survey, transit, building permit, etc. Seconded by Janice Tate. PASSED UNANIMOUSLY.

FOREST SERVICE REPORT ON FIRE SAFETY. Mike Hughes of the Forest Service presented a verbal report on his evaluation of the fire dangers in the Retreat area. Mike will provide a general written report including drawings of the Retreat to be sent to landowners prior to the Annual Meeting. This report will include generalities of fire hazards in the Retreat, the fire danger rating of each lot, what can be done to reduce fire hazards with preventive measures such as clearing areas around houses, planting bushes and trees which are the least hazardous, installing dry hydrants, creating fire safe zones, forest burns by the Forest Service, etc. Ratings will show High, Medium, and Low fire danger, taking into consideration the vegetation around the house, accessibility to roads, accumulation around the house, such as wood piles, etc. Mike will deliver copies of the report to the Board before June 15, so they can be mailed to the landowners in advance of the Annual Meeting in July. Mike has been invited to attend the Annual Meeting and will be available to meet on an individual basis with landowners who have questions.

ARCHITECTURAL CONTROL COMMITTEE AND COVENANT VIOLATIONS. Report made by Steve Little. The following requests have been approved by the Committee: OLSON: house approved, however, site of the house is not where indicated on plan and there is a possible problem with his driveway. McMAHAN: water tank. RUNNELS: TV Dish. GEE: parking pad. LOGEMANN: house. BECKHAM: shed.

EDWARDS: Letter sent to request further elevation drawings in order to approve completion of his house. They also asked him to request a variance from the Board for his trailer as well as the delay on his house.

HAWTHORNE: He agreed to send ACC his plans for his uncompleted house.

ROWE: Letter was sent from Rowe to Little requesting permission to clear an area for parking.

BERRY: His request for a permit to build a garage was DENIED. ACC requested that his house plans, including the location site, accompany his garage request. Also reminded him that his trailer had not been moved.

A tracking form has been adopted by the ACC for tracking start-to-completion of houses in the Retreat. The starting date of construction adopted is the date of the building permit, a copy of which is to be sent to ACC.

Little read a letter from Ron Tate announcing his resignation from the ACC. His contributions to the Committee and the Retreat were commended and appreciated. No replacement will be made at this time.

ELLIS: A letter was received by Little from Ellis stating that the outside of his house will be completed by July 1, claiming that his deck is in compliance with the Retreat and Larimer County, and that he will have the trusses removed by June 1. Ellis plans to sell the trusses and has a possible buyer. The Board AGREED that Marlan should have the Attorney write to Ellis indicating that the Board feels it is being pushed, that this is his third extension and that if the trusses are not moved and the outside of the house is not completed by June 15, an injunction will be served against him.

TUTTLE: Marlan will respond to Tuttle's letter to the Board in which he asks that the Retreat apply his dues to controlling the speed and the dust on Dunraven. The letter should state that since Dunraven is a Forest Service Road maintained by the County, the Retreat cannot control this.

OLSON: Marlan to write letter to Olson objecting to the road-to-road driveway.

GELDES: ACC will check on this property since digging is being done on the property.

JOREND: Marlan to write a letter to Jorend regarding concerns about his dogs, trash, satellite dish. Also Marlan will check on the color of his house--does it comply?

HORNBuckle: Complaint about debris.

CLAYPOOL: Needs to finish exterior.

NELSON: Larimer County sent him a letter regarding trailer.

AVEY: Propane tank not covered.

CARNER: Satellite dish needs painting.

BUTTON: Satellite dish needs painting.

MATLOCK: Marlan will check on the number of cars on his property and whether they are operating and licensed and will have the Attorney file a complaint with the County about the cars and trash. Satellite dish needs painting.

NOTE: Llamas are to be treated the same as horses--two per acre.

ENVIRONMENTAL CONCERNS COMMITTEE REPORT. Mary Purinton reported. Regarding the complaint about a coyote, it was AGREED that this is not a "coyote" problem, but a "people" problem. Living in this area requires a landowner to take certain precautions--keeping domestic animals in the house or supervised, not feeding the birds and animals which helps to keep predators away, etc. Mary will address this issue in her report at the Annual Meeting.

Mary submitted her resignation as the Chairman of the Environmental Concerns Committee, effective following the Annual Meeting.

FIRE SAFETY REPORT. Jack Heidebrecht reported as follows: (1) Chris Edwards, President of the Fire Board, has resigned and Jim Kadlecek is the Acting President. Two vacancies remain on the Board. The next meeting is Tuesday, June 14, at the Glen Haven Community Building. (2) The new dump valves have been installed on the new tanker. Four firefighters have undergone medical training at EPMC, using Elizabeth Guild funds. Firefighter I training began April 17. Funding is needed for a VCR and television monitor to be used for training. (3) Insurance premiums are paid up to date and a refund is due from the Colorado Compensation Authority due to a change of classification of the GHAVFD. (4) Fire Days is scheduled for Saturday, July 2. Kathy Kadlecek is the contact person (586-8010) for helpers. SUGGESTION: All Retreat Board members be active in Fire Days. (5) Solicitation letter has been prepared by Marv Gee and approved by the Fire Board. (6) Gift items promised for last year's donations are being distributed. (7) The Tax District Study Group, consisting of Janice Tate, Lee Lasson and Jack Heidebrecht, held its initial meeting Tuesday, May 17. Duke Sumonia has been invited to attend future meetings. They have an action plan (obtain data on taxable properties, contact an attorney to ascertain cost of initial consultation, and contact of County Commissioner Disney to solicit his views on a tax district). The next meeting will be June 1, 1994. In response to discussion about how much the RLA Board would contribute toward attorney fees, see following motion.

MOTION was made by Bill Lovejoy that \$2,000 be set aside from the Reserve funds to support investigation of a tax district. SECONDED by Irene Little. PASSED UNANIMOUSLY.

Janice Tate will not be on the RLA Board next year, but she has volunteered to continue as a member of the Tax District Study Group.

ASSOCIATION MEMBERSHIP REPORT. Marv Gee reported. He distributed an updated list of Board of Directors and Committee Chairs and Other Officers. (1) Four lots have been sold since the last meeting. Lenders are

concerned about private roads. (2) Two members have not paid their 1994 annual assessment. Liens have been requested from legal counsel. (3) Documentation is being provided to Larimer County Assessor in an effort to get RLA common land removed from the tax rolls. (4) Correspondence: four landowners have requested information on water wells; Duke Sumonia has asked for a copy of the current bylaws. (5) Solicitation letter to RLA members on behalf of the Glen Haven Area Volunteer Fire Department are ready for mailing. (6) Copy for the Annual Meeting issue of the RLA NEWSLETTER is due by June 22.

MOTION made by Bill Lovejoy that the following motions be prepared for the Annual Meeting: (1) Increase the cap to \$250; (2) Increase the assessment by \$100--to \$215 (indicate that this \$100 assessment increase is for only 3-4 years); (3) Authorize the Board to donate \$10,000 per year to the Fire Department; (4) Dedicate \$50 times the number of landowners to purchase the 40 acres. SECONDED by Janice Tate. PASSED UNANIMOUSLY. Action motions to be included in the NEWSLETTER with comments prepared by Janice, Bill and Marv.

NOMINATING COMMITTEE. Graham Fowler is the Nominating Committee Chairman. There are two vacancies on the Board, as well as the Environmental Concerns Committee Chair vacancy. Marlan will submit suggested names of landowners to fill these vacancies (Groves, Turpin, Stolte, Howarth, Marcie Trahan) to Graham Fowler for discussion at his Nominating Committee Meeting. Irene Little has consented to run again.

OLD BUSINESS. Marv has revised the Red Card--notice used for non-Retreat vehicles in the area: "NOTICE-REMINDER-WARNING. Your vehicle is parked on private property. You have driven over several miles of private road to reach this point. Only the Miller Fork Trail is in the public domain. Please respect private property. Your license plate number has been recorded. No parking. Courtesy of the Retreat Landowners Association." APPROVED.

WORK DAY. The June 4 Work Day has been cancelled and will be rescheduled later as needed.

CORRECTION OF 3/26/94 MINUTES. Duke Sumonia noted that page 3, 9th paragraph of the 3/26/94 minutes should be corrected deleting not. Correction: "...it was noted that the Board very rarely grants variances"--deleting not and adding very rarely.

NEW BUSINESS. The Board appointed Bill Lovejoy as the Chairman of the 1994-95 Nominating Committee.

AGENDA--RETREAT ANNUAL MEETING. The suggested agenda distributed by Marlan was reviewed. Time limitations will be assigned to each item. The agenda will be finalized at a meeting in June. An informational report for the Bulletin Board at the Annual Meeting showing what the Board has accomplished this year, how many meetings were held, etc. will be prepared. Contents will be discussed at the June meeting and Janice will assemble the information. Copies of By-Laws will be distributed at the Annual Meeting.

REQUEST BY KEVIN LITTLE. Kevin Little has selected as his Eagle Scout Project the repair and replacement of bridges on trails in the Retreat. He has replaced two bridges with logs and scrap lumber. He would like to replace the last three bridges using donated materials and monetary contributions.

MOTION made by Dice McKnight that the Retreat donate \$150 for Kevin Little's Eagle Scout Project to replace three bridges on trails within the Retreat. SECONDED by Janice Tate. PASSED UNANIMOUSLY.

It was recommended that Kevin take "before and after" pictures of the bridges, submit the names of the boys involved, etc. so this can be shown on the Environmental Bulletin Board at the Annual Meeting. Appreciation was extended to Kevin for his interest in the Retreat.

LANDOWNER COMMENTS. Janice Tate has reserved the Glen Haven Community Building for Friday evening, July 29, for the Wine and Cheese, and Saturday, July 30, for the Annual Meeting. Details later. Mary Purinton will arrange for two port-a-potties for July 29 and 30.

The following questions were submitted in writing by Duke Sumonia and answered as follows:

1. Does the Board still plan to ignore the membership vote (only 2 dissenting) at the 1993 Annual Meeting calling for a special meeting to hear information about, discuss, and vote on acquisition of the 40 acre Forest Service Plot? RESPONSE: No decision has been made at this time due to lack of information.

2. Does the Board now have adequate information for a presentation; if not, what is lacking and when do you expect to have it? RESPONSE: The Board is working on getting the necessary information.

3. What is the correct percentage of members favoring an assessment increase to obtain "open space" as reflected by the 1993 survey? RESPONSE: The survey was not official. Janice reported at the Annual Meeting on the percentage available at that time. She received more surveys at the Annual Meeting and the updated percentages are correct as published in the December issue of the NEWSLETTER. This survey was based on "open space" generally, not the 40 acres.

4. Was there a valid reason to not publish the date/time/place of the November 1993 and May 1994 Board Meetings as required by the Bylaws? RESPONSE: Oversight.

5. Does the Board plan to endorse a membership assessment to support the GHAVFD and present such a proposal for the 1994 Annual Meeting? RESPONSE: Yes.

6. Has the Board drafted a "Preamble" as moved and voted on (only 3 dissenting) at the 1994 Annual Meeting? If not yet, are there plans to do so? RESPONSE: The issue will be brought up at the Annual Meeting.

Why was the announcement of the solicitation for nominations for the Board of Directors to be submitted to Graham Fowler by May 15 omitted from the Spring NEWSLETTER? RESPONSE: Oversight.

Regarding a meeting date for the Nominating Committee, Graham Fowler is the Chairman and will be arranging a meeting.

NOTE: Meeting dates of the Board are noted in the Minutes. Members who have expressed an interest in receiving them, have been placed on the mailing list.

NOTE: The NEWSLETTER is considered an UNOFFICIAL publication and is written, published and distributed by volunteers, whose services are greatly appreciated.

NEXT MEETING will be June 26, 1994, 2 p.m., at the home of Dice McKnight, and the agenda will be limited to one item: AGENDA--RETREAT ANNUAL MEETING.

MOTION TO ADJOURN made by Jack Heidebrecht. SECONDED by Irene Little. PASSED UNANIMOUSLY. Meeting adjourned at 1:30 p.m.

Respectfully submitted,

Joanne Weinmeister



RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160
Glen Haven, Colorado 80532

THE BOARD OF DIRECTORS MEETING

JUNE 26, 1994

PRESENT: Marlan McMahan, President; Graham Fowler, Vice President; Bill Lovejoy, Treasurer; Board Members Jack Heidebrecht, Irene Little, Dice McKnight; Committee Chair Steve Little, Architectural Control; Marvin Gee, Assistant Treasurer; and Joanne Weinmeister, Recording Secretary.

OTHERS PRESENT: Landowners John Barlow, Charlene McKnight, and Duke Sumonia.

CALL TO ORDER: The meeting, held at the home of Dice McKnight, was called to order by President Marlan McMahan at 2:20 p.m.

TREASURER'S REPORT. Bill Lovejoy reported as follows: The balance sheet looks impressive--it climbed from \$50,000 to \$1.3 Million. Categories have been set aside for Legal Assistance, Glen Haven Fire Department and the RLA Building Fund. There is \$497 more income than projected.

ROADS. The Board visited the building site recommended for housing the Retreat equipment. It was agreed that the site was not acceptable--too visible and too expensive to prepare for building. Graham Fowler made a MOTION that the Committee continue to look for a more adequate spot for a building site for the equipment. SECONDED by Bill Lovejoy and PASSED UNANIMOUSLY.

ARCHITECTURAL CONTROL COMMITTEE. Steve Little reported.

McMahan: A variance requested for location of his trailer, noting circumstances.

Robb: Dice will ask Robb to write a letter to the Board requesting a variance for the location of their trailer and stating the circumstances for this request.

Following discussion concerning the trailer issue (length of time allowed for trailers to be located on property, setback requirement of 30 ft., safety and health hazards, covenants), it was concluded that each trailer issue be addressed specifically and that owners in violation of the covenants be contacted by letter stating the violation and asking for their cooperation in following the covenants.

Jorend: Letter to be sent from the attorney to Jorend stating that the color of his house is not what was approved by the ACC and is not acceptable.

CORRECTION OF MAY 21, 1994 MINUTES REGARDING ELLIS--"A letter was received by McMahan," not Little, from Ellis; that "he (Ellis) will have the trusses removed by June 15" not June 1; and that "the outside of his house to be completed by July 15" not June 15.

Ellis: McMahan stated that Ellis is in the process of complying with the requests made by the Board regarding the trusses and completion of his house. Regarding the violation of the setback of his deck, the Board agreed that Ellis be sent a letter stating that the Board needs to clear up this one issue of what the survey states is the setback and if he needs a variance, that he request one from the Board.

Geldes: His corral setback is in violation of the covenants. Corral fences are to be set back 50 ft. from the property line and his is not. He has been contacted by Little and McMahan and has been very uncooperative about complying with the covenants regarding the setback of his corral. The Board agreed that a letter be sent to him by the attorney regarding this issue, perhaps having our attorney and his attorney survey the property.

Olson: Little stated that his driveway is within compliance and does not go all the way through his property.

Kime: Their shed and satellite dish have been painted.

Claypool: McMahan said Claypool agreed to send him a letter stating his house will be completed this summer.

Avey: Has been sent a letter regarding his propane tank.

Button and Carner: Have been sent letters regarding satellite dishes.

Hawthorne: No plans have been received. Little will keep in contact with him.

Matlock: Cars and satellite dish are still of concern. McMahan following up on this.

Maitland and Matlock: Assessment dues have not been paid. Liens have been filed.

FIREHOUSE: This area is in need of being cleaned up. The Retreat owns the land and the Fire Department owns the equipment. Heidebrecht will talk to Housewright about cleaning up this area.

Jorend: Include in the letter to Jorend the complaint about his dogs (they bark a lot, chase cars, wildlife, and people) and his satellite dish.

Gee also asked that letters and pamphlets be sent to the renters in Little's previous house and in the Hughes' house about their barking dogs, stating in the letter that the Board understands they are renters, but that Larimer County's law states: "If outside the County, restrained means that animals be under voice command and are considered a disturbance of the peace and quiet if they bark, whine, howl or make noise in any excessive ongoing or untimely fashion; and animals are considered a public nuisance and safety hazard if they destroy property, bark, attempt to hurt, run after or bark at a person, vehicle, livestock or exhibit exuberant greeting behavior." This will be highlighted in the pamphlets being sent and will also be included in the NEWSLETTER. Gee will send this letter as Corresponding Secretary from the Board to the two renters. McMahan will contact Jorend.

ENVIRONMENTAL. McMahan announced the search is continuing for a Chair of this Committee. Sumonia noted that John Manchester may be interested, and Graham said that Maurice Ward is interested in serving on a Committee. McMahan will follow up.

Fowler has a pamphlet entitled The Bluebird Project. If anyone is interested in it, contact him or the Division of Wildlife.

FIRE SAFETY. Volunteers are being solicited for help with Fire Days.

Heidebrecht reported as follows: (1) At the June meeting of the GHAVFD Board, Jim Kadlecsek was elected president and Lee Lasson was elected vice president. Vacant Board positions were filled with John Manchester and Tom Geldes. (2) Eight calls have been made by the Fire Department since May 21. New tanker is on line and all equipment operating. A grant of \$350 has been received from the Colorado State Forest Service which will pay for half the cost of dump valves for the new truck. New emergency lights have been installed on some vehicles. Nylon heli-pad and other equipment have been purchased for a helicopter landing zone. (3) The new articles of the By-Laws have been officially recorded by the Secretary of State. (4) The insurance refund of \$1611 from Colorado Compensation Insurance has not yet been received. (5) Fire Days is underway. Volunteers should be receiving their assignments. Meticulous records will be kept of each event's sales and the weather conditions this year. (6) Results so far from the solicitation letter by Retreat members is \$3695. While this is \$10 more than all of last year, donations will apparently fall far short of the need. (7) The Tax District Steering Committee has begun its research and had an initial consultation with Greg White, a Loveland attorney, who has been the administrator of the Loveland Fire District for the past 15 years and is also the Estes Park City Attorney. He noted that the process of establishing a special tax district is lengthy and could be quite expensive, several thousands of dollars required for fees and actions. Should it be established, the Fire Department and Board would be required to follow statutory requirements. There is some opposition to a Tax District. The Glen Haven Association carried the Fire Department last year and there has been some resentment with regard to the lack of funding by the Retreat. Donations were \$4400 from GHA members; Retreat members \$3695; Retreat Board \$500 and GHA \$4000. (7) Funding is crucial, as well as support of

the Fire Department. 1994 budget totals \$22,560; checking account balance is \$4300 after expenditures of \$9522 showing a shortfall of \$8738. GHA might contribute \$50/member (\$9,000) this year, but there are some conditions attached to this.

VICE PRESIDENT'S REPORT. Graham Fowler reported as Chair of the Nomination Committee that the following people have consented to run for the Board: Marcie Trahan, Irene Little, Rich Stolte, Duke Sumonia, Terry Tuttle and Ken Gwynn.

Fowler said he would like the Annual Meeting to begin this year with a statement about how the meeting is going to be conducted, how the discussion is going to be held, how the proxies are to be handled. Lovejoy said it had been agreed that all the important things would be placed on the agenda first.

Fowler quoted from a pamphlet entitled Parliamentary Methodology which he gave to Marlan. He read a statement which said that even though an association follows certain rules (such as Roberts Rules), an association does not have to agree with it totally but can do what is best for the association as long as it is reasonable. Further discussion resulted in a desire to emphasize the positive and stop the negative--also that problem issues should be discussed and acted upon at Board meetings.

Discussion was held concerning the definition of proxies. It was noted that proxies are stated in the Bylaws as being issue specific--see page 3, Section 6. Proxy means that people are informed ahead of time what they will be voting upon including election of Board members; issues coming up at the meeting cannot be voted on by proxy; a proxy is given to an RLA member of the voting member's choice giving that person the right to vote however the RLA member instructs.

In response to a question about the use of proxies when an amendment is made on an issue, it was stated that if the amendment is a "friendly" amendment (not changing the substance of the issue on the ballot and is just a moot point), then proxy votes would be valid; if the amendment is an "unfriendly" amendment (changing the substance of the issue on the ballot), then proxies may not be used.

Lovejoy read the draft (approved by Janice Tate and Marv Gee) of the Assessment Motions to be printed in the NEWSLETTER as follows:

"At the annual meeting, the RLA Board will present to the membership four interrelated motions relative to assessments. The motions are presented separately as a consequence of bylaws or legal restrictions (for example, assessment for a specific purpose such as supporting the volunteer fire department is prohibited).

A report will be presented at the meeting in regard to the Glen Haven Volunteer Fire Department's service and fiscal status. The RLA board has taken the position of supporting the GHVFD's quest for a stable revenue source by budgeting \$2000 for GHVFD legal assistance in the development of a fire district. The creation of a fire district may take up to three years, and the RLA board is recommending that the association provide increased support during those three years, beginning in 1995. This does not address the fire department's financial need in 1994. The support cost of \$10,000 annually would be borne by an increase in each landowner's assessment of \$50 for up to three years (until a stable source of funds, such as a fire district is established).

A report will also be delivered at the annual meeting relative to the association's acquisition of forty acres of U.S. Forest Service land situated in the middle of the Retreat. Best estimates at this time suggest that the cost to the association would be approximately \$40,000. About 25% of that cost can be met by drawing on the association's restricted General Reserve Fund, with the balance funded by some debt instrument. To retire the debt over a period of three years, the board is recommending that each member's assessment be increased by \$50 for a period of three years.

To support these activities of the association, the RLA board recommends passage of the following motions:

1. Move to increase the assessment cap from \$150 to \$250.
2. Move to increase the Retreat Landowners Association support of the Glen Haven Volunteer Fire Department from \$500 annually to \$10,000 annually for a period of up to three (3) years.
3. Move to approve the acquisition of forty (40) acres of U. S. Forest Service land as Retreat common area greenbelt at a cost of approximately \$40,000.
4. Move to increase the annual assessment from \$115 to \$215 for a period of up to three (3) years."

Lovejoy said these issues would be sent out in the NEWSLETTER and could be voted on by proxy. Each will be voted on separately. If these were all approved, the Board would raise over three years \$65,400. Dedicated to the Volunteer Fire Department would be \$30,000 for that three-year period, leaving a balance of \$35,400. The land acquisition would cost \$40,000. If the \$10,000 is taken from the General Reserve for the down payment (25%)--there is \$18,000 in there now--and owing \$30,000 on the forty acres, with interest over three years of approximately \$4,800, the total would be \$34,800. A \$50 assessment over three years would buy the forty acres if the \$10,000 is used for the down payment.

FORTY ACRES: Fowler said he is working with the Forest Service on this. The Forest Service has shown its commitment by having the land appraised and documentation is in process. This process could take up to three years--there are 46 steps to be completed in a land exchange such as this; this particular one would be a 3-way deal. There is a possibility that the Forest Service could help financially if the property is left as open space. The answers to several questions should be available at the Annual Meeting: can structures be built on it or must it be used only for open space; since the only access is through the Retreat and the Forest Service has been granted access to it, can the Forest Service convey this access to anyone else who might buy the land; it has been agreed by the Board that the cap for the purchase of the land is \$40,000. Fowler will provide what information he has for inclusion in the NEWSLETTER since now is the time for the RLA to show its commitment to proceed with this project.

It was agreed that the Board's first priority should be the Fire Department, then Open Space.

MOTION made by Graham Fowler to accept the Assessment Motions as stated above. **SECONDED** by Bill Lovejoy. **PASSED UNANIMOUSLY.**

The Assessment Motions will appear in printed form in the NEWSLETTER as "issues specific" (issues presented before the meeting by the Board to the RLA membership) and they will be voted on at the Annual Meeting. These motions as they appear may also be voted on by proxy.

PRE-MEETING SOCIAL GET-TOGETHER is scheduled for Friday, July 29, at the Glen Haven Community Center, at 7 p.m. Graham will arrange for the cheese and crackers. Individuals will bring their own beverage.

Gee announced that he received a communication from Duke Sumonia asking that the Board publicize five By-law amendments that he would like to present. Following discussion, a **MOTION** was made by Irene Little that the amendments to the Bylaws be brought up at the Annual Meeting. **SECONDED** by Graham Fowler. **PASSED UNANIMOUSLY.**

ANNUAL MEETING AGENDA. McMahan briefly read through the Agenda: Call to Order; Introductions; Moment of Silence; Thank-Yous; Bulwark Ridge Comments; Approval of Order of Agenda; Credentials Report; Standing

Rules of the Meeting by the Parliamentarian; Treasurer's Report; President's Report; Vice President's Report; Committee Reports; Election of Board Members; New Business including Nominating Committee Announcement that Bill Lovejoy will be the new Chair, the 40-acres issue, the two Bylaw issues tabled last year, announcement about February Potluck, announcement that the Board will meet immediately following the meeting to elect officers; Landowner Comments (3 minutes per landowner); announce results of the Officer election; issues from the floor. Copies of the agenda will be sent to each Board member for perusal and any changes. The meeting will begin at 1 p.m.

The Board will meet July 30, 9:30 a.m., at the Glen Haven Community Center. Refreshments to be arranged for by Joanne, also coffee/tea for the Annual Meeting.

McMahan will meet with the Parliamentarian to go over the complete agenda and, following that meeting, copies of the finalized agenda will be sent to each Board member.

McMahan read a report from Janice regarding accomplishments by the Board this year; information will be available at the Annual Meeting.

The Potluck in conjunction with the Annual Meeting will be at 11 a.m. at the Glen Haven Community Building. McMahan will take care of the outdoor facilities, a sponsor for the use of the building, and arrangements for the potluck.

MOTION made by Dice McKnight for adjournment. SECONDED by Bill Lovejoy. PASSED UNANIMOUSLY.
Meeting adjourned at 4:40 p.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 30, 1994

PRESENT: Marlan McMahan, President; Graham Fowler, Vice President; Bill Lovejoy, Treasurer; Board Members Jack Heidebrecht, Irene Little, Dice McKnight, Janice Tate; Committee Chairs Steve Little, Architectural Control; Mary Purinton, Environmental Control; Dick Weinmeister, Roads; Marvin Gee, Assistant Treasurer; and Joanne Weinmeister, Recording Secretary.

OTHERS PRESENT: Landowners John Manchester, Don Rausch, Sandy and Rich Stolte, Jerry Spencer, and Duke Sumonia.

CALL TO ORDER. The meeting, held at the Glen Haven Community Building, was called to order by President Marlan McMahan at 9:35 a.m.

PRESIDENT'S REPORT. Marlan thanked the Board for its support during his term as President.

LANDOWNERS' COMMENTS. Rich Stolte asked how shooting in the Retreat can be controlled. McMahan reported that shooting on a landowner's property is allowed providing that the bullet does not leave the property or endanger others, and that the shooting of wildlife or animals on property is permitted with the proper permit and during the proper seasons. The only way the Board can deal with this is by enforcing the "nuisance" covenant. Lovejoy said that in response to his call to the Sheriff's Office regarding motorcycles that a deputy responded, but the only action he could take was to talk to the violator. It is the Board's responsibility to follow up by enforcing its nuisance covenant. **CONCLUSION:** (1) Each time the violation occurs, it was suggested that the person being annoyed call the Sheriff's Office to report it--each time it occurs--so there will be a record. (2) Note in the NEWSLETTER a step-by-step procedure to be followed when reporting nuisances (dogs, guns, motorcycles, etc.) listing phone numbers (in addition to the 911 emergency number) for the Sheriff's Office, Police Emergency, Fire Board, etc. and indicating who should be called for specific nuisances. Jerry Spencer said that unless a person is absolutely certain that a gun is being fired, it would be better to call the police non-emergency number rather than 911 noting the shooting and asking that an officer check it out to be sure it is a rifle or pistol and not, for instance, a contractor using a nail gun. Fowler suggested this issue be brought up at the Annual Meeting.

TREASURER'S REPORT. Bill Lovejoy distributed copies of the Treasurer's Report which will be reported upon and distributed to the membership at the Annual Meeting. He will identify the motions as noted in the NEWSLETTER and they will be voted on by the membership under Environmental.

ROADS. Dick Weinmeister and Jim Boyd will submit a Road Report at the Annual Meeting. Dick said that he and Dice have just about completed putting on the last of the road base which the roads budget will allow for this year. Fowler commented that the recycled asphalt is working well and the roads are looking good. Janice reported that a letter was received from a landowner inquiring about putting something on roads to keep down the dust. She called Envirotech in Greeley and was told that magnesium chloride is what they use, but it costs .50 per gallon and would cost about \$1,500 per mile. Also, any grading done to the road would remove it. McMahan reported that the Board is in the process of getting more signs put up to help control the traffic on Dunraven.

ARCHITECTURAL CONTROL COMMITTEE. Steve Little said that he will report on ACC policies and John Manchester will report on the year's projects at the Annual Meeting. Steve commented that the correct procedure to follow concerning trailer complaints is direct notification to the Board. He noted that responses

concerning trailer complaints have not been received from Robb or Cook. Also no responses have been received from Ellis or Geldes.

Janice reported that she has corresponded with the Larimer County Animal Control person and was told that people need to sign complaints--the more complaints they receive, the higher the fine. People have to complain, calling every time a violation occurs and signing a complaint every time, noting date and time.

McMahan said he talked with Jorend concerning the color of his house and Jorend said that he matched the color of the rock used on his house with the color of the rocks on his property and that the green color he originally chose clashed dramatically, thus the change of house color. McMahan told him he would take this back to the ACC so some decision could be made. The problem basically is that he changed it without permission. Also, he installed his satellite dish without permission. He said he tried every conceivable place, but since he is on top of a hill, any place would be visible to someone. Concerning his dogs, he stated his dogs are for protection, very young and, as yet, untrained. He plans to put up an electric fence. This has not been done.

MOTION was made by Graham Fowler that the attorney send Jorend a letter stating the he is in violation of the covenants by not getting permission to change the color chosen for his house and asking him to respond to the ACC with a new request for the change within thirty days from the date the letter is sent to him by the attorney. The ACC is to review the request and if they cannot agree, the Board will make the final decision. He is also to be asked to include a request for the satellite dish. SECONDED by Dice McKnight. PASSED UNANIMOUSLY.

It was noted that the Policy Guidelines, which state acceptable colors, were distributed at the last Annual Meeting. Any other complaints about house color must be submitted to the Board for consideration on an "individual" basis.

GELDES has been sent a letter stating that his corral fence is too close to his property line and McMahan has called him twice. No response. Zieglers were notified and responded by stating their support of the Board's actions. Another letter enclosing the Ziegler letter has been sent to Geldes.

MOTION was made by Bill Lovejoy that if Geldes does not respond to the ACC by August 15, a letter be sent to him from the attorney. SECONDED by Dice McKnight. PASSED UNANIMOUSLY.

ENVIRONMENTAL. Mary Purinton reported that following her Environmental Report at the Annual Meeting, she will introduce Mike Hughes of the Colorado Forestry Service at CSU whom she has invited to be available for questions from the membership regarding evaluations of fire dangers in the Retreat area. He will talk to individual members during the break (around 3 p.m.). He has not provided a written report as such but gave Mary 50 copies of a report which she will explain. Mary said she will mention water conservation in her report. She also understands that during the Environmental Report, the motions for the Fire Department donation and the 40 Acres will come up for vote.

For information, Jack Heidebrecht noted that Leon Satterfield took out hundreds of pounds of cement from the stream on Fisherman's Lane this summer and took it to the dump. Somebody had dumped this into the stream sometime ago.

Graham reported on the 40 acres and the trails. The Forest Service has had the 40 acres appraised, but would not tell him the exact appraisal amount because the Retreat is not a party to any negotiation with the Forest Service at the present time, but they did say it was between \$45,000 and \$55,000. Nothing has been formally negotiated, so right now there is no obligation. Since the person Graham has been dealing with has retired, he is working with a new person who has been a former Cheley Camp Counselor, familiar with the Retreat, and he and Marlan know her. She says they are anxious to sell and if the Retreat does not buy the forty acres, they will sell it to someone else. Retreat roads, unless gated, are open to the public, so any person

buying the 40 acres could probably obtain access. Compared to other land in the area, the price is fair. If the membership passes this issue today, negotiations will be pursued. In response to the question about whether or not use of the land would be restricted to open space only, Graham responded that there would be no restrictions--it would not have to be used strictly for open space. For instance, it could be used for equipment housing, could be subdivided (based on Larimer County building codes) or lots could be sold for investment purposes. However, the primary goal would be to acquire green belt (open space) and that is how the motion has been recommended by the Board. Any decision to use it for something else would need to be voted on by the membership. A suggestion to present an alternative motion (buying as an investment for the Retreat) should the motion as recommended by the Board for green belt be defeated was discussed. No action taken.

Steve Little asked who has the authority to grant permission to cut trees. Response: ACC.

FIRE SAFETY. At the Annual Meeting, Jack will give a short report, Jim Kadlecek and Tom Housewright will give presentations and Jack will wind it up.

Lovejoy reviewed the four motions as recommended by the Board as noted in the NEWSLETTER. As a point of order, Marv Gee reviewed what will be voted upon: (1) Fire Department; (2) Open Space; (3) Cap; and (4) Annual Assessment. These are being presented to the membership because they are extraordinary items.

Jack Heidebrecht reported that (1) \$1,611 refund has been received from the Colorado Compensation Insurance. (2) Fire Days netted a profit of about \$3,150. (3) Retreat members have donated \$5,020 to the Fire Department; more than last year, but still short of the need. (4) Tax District Committee is proceeding with its agenda. (5) Fire Department's July income has reached \$8,619.79 and will have sufficient funds for the rest of this year, but 1995 funding is uncertain at this time. (6) Retreat Fire Station--Tom Housewright has cleaned up the yard in and around the building. The Fire Department needs a larger building to store an additional fire truck and equipment outside the building. Suggested that the Retreat Board might investigate the advisability of adding to the existing building to satisfy the needs of the Fire Department and perhaps to house the Retreat's equipment. An objection is that this location is too far from Jim and Rock and not feasible when snow removal is needed.

ASSOCIATION MEMBERSHIP. Gee reported. (1) He wrote two letters about dogs, as he was instructed by the Board. Copies are available. (2) He has received 20 proxies. Voting will proceed as follows: the first vote will be taken by hand for those present at the meeting; using 3x5 file cards for proxy votes, the second vote will be taken for proxy votes in favor of the motion; and, again using the 3x5 file cards for proxy votes, the third vote will be for the proxy votes opposed to the motion. (3) Copies of new directories were distributed. (4) Total number of members is 216. Forty are needed for a quorum.

VICE PRESIDENT'S REPORT. Fowler announced: (1) He has "I LOVE THE RETREAT" buttons for sale for \$1. (2) The trail issue still has not been resolved. (3) Stream has been stocked. Some of the fish are dying--need to monitor this. He will talk to this issue at the Annual Meeting--telling how to "catch and release." (4) Trails in the Retreat are looking good; bridges look good. Very appreciative to Kevin Little and his Boy Scout Troup.

COVENANT VIOLATIONS. McMahan has talked to Gilmore about access across his property so McMahan can locate his trailer the required distance from the road. Gilmore is working with him and is looking into the possibility of cutting through a road already at the top of his property. Decision to be made soon.

OLD BUSINESS. There are two bylaw issues which will need to be brought up from the floor at the Annual Meeting. They have to do with the notification of people--changing it to 30 days instead of 15 days. The other one has to do with the preamble. Rather than tabled at the last meeting as was indicated, Jerry Spencer said he requested at the last Annual Meeting that these be sent back to the Board for review and brought up at the

next Annual Meeting. Fowler read from last year's Annual Meeting minutes that "Jerry Spencer moved that this be referred back to the Board for further inquiry until next year." There was a second and it passed. (Article 3, Section 3). McMahan said it has been the Board's recommendation that it be kept at 15 days for emergencies.

NEW BUSINESS. MOTION made by Bill Lovejoy that John Manchester and Steve Little be appointed Co-chairs of the Architectural Control Committee and that John Manchester be the Environmental Committee Chair. SECONDED by Graham Fowler. PASSED UNANIMOUSLY. The ACC will have a separate post office box so that all things pertaining to ACC will be received by the Committee rather than an individual.

There were no changes in the Agenda for the Annual Meeting. The MEETING STANDING RULES will be read by the Parliamentarian at the Annual Meeting.

Joanne Weinmeister requested that a replacement be found for her as the Recording Secretary since it is not going to be possible for her to attend all of the meetings this next year.

Fowler reported that the Nominating Committee (Fowler, chair, John Barlow, John Manchester and Duke Sumonia) met and the following members have been nominated to run for the the Board: Ken Gwynn, Irene Little, Richard Stolte, Duke Sumonia, Marcy Trahan and Terry Tuttle. Their biographies appeared in the last NEWSLETTER.

Bill Lovejoy has been appointed as the Nominating Committee Chair for next year.

MOTION made by Graham Fowler to adjourn the meeting; SECONDED by Dice McKnight; PASSED UNANIMOUSLY.

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Following the Annual Meeting, the Board met to elect officers for 1994-95. New officers are: Irene Little, President; Graham Fowler, Vice President; and Bill Lovejoy, Treasurer.

The next meeting will be on September 24 at Graham Fowler's at 9:30 a.m.

Respectfully submitted,

Joanne Weinmeister
Recording Secretary

The Minutes of the RLA Board Meeting

9/24/94

The meeting was called to order at 9:35 by President Irene Little, with Graham Fowler, Bill Lovejoy, Kenneth Gwynn, Jack Heidebrecht, Marlan McMahan, Richard Stolte, Steve Little, and John Manchester present and Don Raucsh present as a landowner.

President's Report - Irene Little

Comments were made about the nice annual meeting and the positive accomplishments such as: the vote to purchase open space and the \$10,000 contribution to the Glen Haven Fire Dept. Appreciation was in order for Janice Tate and Dice McKnight for their board membership as well as Marlan McMahan for two years as President. Other items presented were: Stewart corral too close to property line; A.C.C. revised policy statement passed out; landowner property rights article from Fredrick, MD; Marv Gee's suggestion to use notebook for each board member to pass on to others; red cards for parking violation; letter from Mrs. Ellis; received Gelde application for corral fence at the time of meeting but still need variance request; discussed satellite dishes and the development of a survey to be sent to everyone for purpose of updating the A.C.C. file on all present structures; keep newsletters positive in nature; the recent correspondence between Duke and the President (all letters are on file if there is any desire to read them); questions of the official nature of the newsletter (Marlan will check with attorney); Bill Lovejoy made the motion, Ken Gwynn seconded that the newsletter is the approved publication of the RLA and official business of the Board as well as landowners will be clearly identified in the publication. The motion passed. Any changes will need to be made in the Annual Meeting minutes by November meeting.

Vice President Report - Graham Fowler

There is no word on the trail issue at this time. The Forest Service is talking to landowners having parcels the Forest Service is interested in at this time. We will have available funds for a substantial down payment if needed.

Road Report - Given by Graham Fowler

The roads are more washboard due to the dryness. As soon as we get some moisture, they will be graded. The grader will be kept in Jim Boyd's drive and we appreciate his donation of electricity. There will be no problem if he blades the drive to get out. We have the need for increasing surveillance of wood retaining walls throughout the Retreat. Money and time will soon need to be spent on these. Board encouraged the Road Committee to make an evaluation of the needs and report back to the Board.

A.C. Committee Report - Steve Little and John Manchester

They have had 16 applications recently for various projects. The following items were discussed: Jorand - house color, T.V. dish, dogs, and fence; Ken Gwynn moved that realizing the color of the house was not the A.C.C. approved color, the Board will accept the request variance at this time, with the provision that prior to the time for the next painting, there will be a request made and approval of the new color from the A.C. Committee. Bill Lovejoy seconded the motion and it passed with two votes against. Approved Keller house application; Richard garage; satellite dishes for Clark, Groves & Purinton; Vermese trailer pad and drive, and John Manchester trailer. Graham Fowler moved that John Manchester be considered in violation of the covenants regarding the trailer and be granted 60 days to submit approved plans and excavation started. Richard Stolte seconded the motion and it passed. A list of potential trailers in the Retreat were presented with Nelson and Berry as being those of the greatest concern. Graham moved that the President give Nelsons a call inviting them to next meeting and report back to the Board at that time. Berry was denied application for a garage and needs to remove his trailer. The President will contact him as well. Gelde just turned in their application for the previously installed fence. The possibility of a variance will be discussed with neighbor in October. Bill Lovejoy seconded and the motion passed. The President will contact him as well. The possibility of a variance will be discussed with neighbor in October.

Howarth cutting trees without approval. Graham Fowler moved that the A.C. Committee write a letter informing them of a violation of Covenant 10 and an environmental fire-erosion concern. He would be required to submit to the A.C.C. a reforestation plan to within 30 to fifty feet of his house and follow through with that plan. Bill Lovejoy seconded the motion and it passed.

The President agreed to write a general letter to the membership that would include a survey of present structures and a statement concerning future A.C. concerns. The Board will consider this at the next meeting.

Environmental Report

John Manchester concerned about beetle kill trees building up again that need to be felled and removed. There is concern about erosion problem in some areas as well as a continued look of the Mistletoe infestation.

Treasurer's Report - Bill Lovejoy

Bill Lovejoy moved that \$10,000 be transferred from the general reserve account to the open space account reserve. Graham Fowler seconded and it passed. No employee hours have been turned in as yet. Graham Fowler will check on this. Proposed budgets need to be sent to Bill Lovejoy so we can present the '95 RLA proposed budget at the next meeting. Bill Lovejoy wanted the minutes of the annual meeting correctly understood that people would not be giving \$50 to the fire dept. and \$50 toward the purchase of the 40 acres from the \$100 assessment increase. The cap was voted by the membership to be \$250 and the \$100 assessment increase would be \$215 with \$10,000 going to the GHVFD and the balance toward open space.

Fire Report

A written report was given by Jack Heidebrecht and is on file with the President. He stated that the GHVFD Board elections will be October 9th. The Fire Dept. has had 8 calls since August and they have had to pay \$300 now for the use of the radio tower. The tanker truck is in need of a shelter before winter. They are also working on a grant from U.S. West and are trying to improve the ISO rating. Jack was concerned about his role on both Fire Board and Retreat Board. It was unanimously felt that there would be no conflict of interest. The President of the Retreat will sign the "Resolution of Mutual Purpose" letter having to do with our more involved relationship with the GHVFD.

Landowners Comments

Don Raucsh came to the Board with a proposal for a win-win solution to the concerns of some residents on Dunraven Glade. The land is in the Retreat, the road is maintained by the county and the road is used by the Forest Service, Retreat, and Cheley Camps. Rather than encourage special interest groups it was felt that Mr. Tuttle would be agreeable to gather information regarding names to contact for various problems unique to this situation as well as improve communication and report his findings to the Board.

Bill Lovejoy moved to extend meeting 15 minutes. Seconded by Graham Fowler and passed.

Marv Gee had information for the Board in a memo dated September 15, 1994. A copy is on file with the President. The Board voted to order 1000 windshield decals and Graham Fowler will talk to U.S. West about the phone line. Letters will be sent by the President to Jack Stewart and Larimer County for grading Dunraven. The next newsletter will follow the November Board meeting.

Adjourned at 12:30. Next meeting at the Little's house on November 18 at 9:30 a.m.

Submitted by Marlan McMahan

memo:

RLA Board of Directors

September 15, 1994

Marv Gee, assistant treasurer & corresponding secretary

1. Membership update: three lots have changed ownership since the directory was published - Stan & Millie Wasman [4:16] from Porter; John & Maye Stewart, Greeley [1:49] from Dunkin; and Richard & Claire Maddux, 255 Miller Fork Road [1:8] from Williams. I understand two more lots are to close yet this month.
2. Only one member has not paid their 1994 annual assessment, namely, Ruth Maitland. Al Matlock has paid all assessments, interest, and charges due; lien releases have been executed and recorded.
3. A new board and officer directory sheet is available for handout.
4. A new member welcome packet is available for your inspection and review.
5. Our supply of windshield decals has been exhausted. We have a price quote for re-order. Please tell me the quantity desired.
6. Anyone who would like to have a notebook like Irene's, let me know.
7. I think we should send a letter to US West concerning the telephone cable which is no longer buried. *-Dike talked to them*
8. I recommend two letters of thanks be sent: to Jack Stewart for removing the fence at Dunraven and Solitude; and to the Larimer County Road Department - thanking them for recent grading of Dunraven. Also explore ways of improving.
9. The next issue of *RLA Newsletter* will be produced following the November meeting of the board.

order 1000 - 10. Decals

Landowner comments:

- A. Recent driveways look more like roads. Is there a need to control same?
- B. What is the status of the paint color on Jorend's house? Since Lorenzs were required to re-paint, does this offer a precedent?
- C. I hope that by July 1995 we can find a more suitable place for our annual meeting.

Thanks for your excellent suggestions

State of the Board

Lou Weipert has resigned from the board. He has not yet been replaced. The GHAVFD annual meeting will be held October 29. The Board election will take place at that time.

Funding

The tax district committee has received a printout of actual and assessed valuations of property in the GHAVFD service area. After receiving the data, it was decided that service area boundaries require minor adjustments. Upon completion of this process, the entire assessed valuation will become known. Data has been utilized to solicit funds from those property owners who are not members of landowners associations. Approximately \$1,600 has been received in response to the solicitations.

The Board of Directors is preparing another solicitation letter to 135 members of the RLA who have not donated in 1994. Retreat member donations now total \$5,510. The Board also continues to work with the GHA regarding additional funding in 1994.

Fire Chief's Report

The department has responded to 8 calls since August 9. The Estes Park Fire Department has demanded payment of \$300.00 per year beginning in 1994 for use of the radio tower. The owner of the land on which the tower is situated will no longer allow its free use.

The new tanker truck is without shelter. It was anticipated that the Glen Haven Association would provide another bay for housing an additional vehicle. Had this occurred one of the Forest Service trucks in the RLA station would have been transferred to the Glen Haven station, and the new tanker would have been housed inside the RLA station. The consequence of this event is that the tanker will not be filled with water during the winter months when most house fire occur. The Department is studying the advisability of eliminating one other truck in order to make room for the tanker. This act will require the conversion of still another truck to a 4-wheel drive at a cost of approximately \$8,000. The sale of a truck for \$3,000 would reduce the actual expenditure to \$5,000. The source of funding is unknown at this time, but a grant will be sought. A more favorable ISO rating cannot be achieved without full use of the new tanker.

Jack L. Heidebrecht
RLA-GHAVFD Liaison

DUNRAVEN SPECIAL INTEREST GROUP * RLA RESOLUTION

Submitted by Don Rausch Lot 72-F1

The Retreat Board should encourage the formation of a Special Interest Group that would focus the concerns of the following parties that have a vested interest in the use and maintenance of DUNRAVEN GLADE ROAD.

The DUNRAVEN S.I.G. (SPECIAL INTEREST GROUP) should have the following groups represented:

1. Retreat owners that have homes or property on or next to Dunraven.
2. National Forest Service-Roosevelt National Forest-Dunraven Trailhead.
3. Larimer County which is the major entity responsible for Dunraven (51B). (This responsibility and how it coordinated is the major concern of this Special Interest Group).
4. CHELEY CAMPS which has Trail End Camp for Boys at the end of the Trailhead and uses Dunraven for daily access to the Camp when it is in session.
5. Larimer County Roads Department which maintains and provides snow removal for Route 51B.
6. The Retreat Landowners Association (RLA) which represents the concerns of all Retreat Landowners since Dunraven is the major access road to the Retreat.
7. The RLA Roads Committee which maintains and provides snow removal for the private RLA roads that feed into Dunraven.
8. Rocky Mountain National National Park which accesses the Northeast Corner of RMNP through the Dunraven Glade Trailhead.

Reasons

A separate interest group could pursue the exchange of information and viewpoints without using RLA Board time and concern until the information and viewpoints would indicate discussion with the RLA Board. An exchange of information and contact people should be the first order of business for the Dunraven Special Interest Group.

Suggestions for Implementation

An RLA resident, Terry Tuttle, who lives along Dunraven, has pursued many of these questions for his own information and helped get our new speed limit signs along Dunraven. He has already made most of these connections and seems logical to ask him to continue to pursue these contacts, ask for help from the various groups, collect the information, and report back to the various groups. A report and possible discussion could be scheduled for the next RLA Board meeting.

RLA Income Statement

1/1/94 Through 9/23/94

MNU

9/21/94

RLA-94-Selected Accounts

Page 1

Category Description	1/1/94 Actual	Budget	9/23/94 Diff
INCOME/EXPENSE			
INCOME			
Assessments	25,438.58	24,725.00	713.58
Interest Income	543.64	400.00	143.64
Open Space Interest Incom	51.55	100.00	-48.45
Other Income	469.12	10.00	459.12
Transfer Fees	1,800.00	1,500.00	300.00
TOTAL INCOME	28,302.89	26,735.00	1,567.89
EXPENSES			
Accounting	280.00	300.00	20.00
Administration:			
Miscellaneous	223.92	300.00	76.08
Office Supplies	1,951.12	1,500.00	-451.12
Postage	586.08	400.00	-186.08
Secretarial Services	120.00	300.00	180.00
Telephone	374.19	300.00	-74.19
Travel	117.52	500.00	382.48
Total Administration	3,372.83	3,300.00	-72.83
Annual Meeting	638.76	500.00	-138.76
Donations - GHAVFD	500.00	500.00	0.00
Donations - GHAVFD Legal	599.91	2,000.00	1,400.09
Environmental	746.00	1,250.00	504.00
Insurance	2,730.00	3,200.00	470.00
Legal Fees	1,009.62	1,800.00	790.38
Membership/Corporation	245.00	330.00	85.00
Payroll:			
Employee Compensation	0.00	2,200.00	2,200.00
RLA FICA Contribution	0.00	200.00	200.00
RLA Medicare Contribution	0.00	60.00	60.00
Total Payroll	0.00	2,460.00	2,460.00
Property Taxes	123.80	140.00	16.20
Reserves	0.00	4,155.00	4,155.00
RLA Building Fund	0.00	500.00	500.00
Road Maintenance	5,965.96	6,300.00	334.04
TOTAL EXPENSES	16,211.88	26,735.00	10,523.12
TOTAL INCOME/EXPENSE	12,091.01	0.00	12,091.01
TRANSFERS			
TO Checking Account	-5,000.00	0.00	5,000.00
TO Federal Unemployment	-4.03	0.00	4.03
TO MM - Open Space Resrv	-10,000.00	0.00	10,000.00
TO MM - Unappropriated	-17,000.00	0.00	17,000.00
TO Petty Cash Fund	-567.68	0.00	567.68
FROM Checking Account	17,571.71	0.00	17,571.71
FROM MM - General Reserve	10,000.00	0.00	10,000.00
FROM MM - Unappropriated	5,000.00	0.00	5,000.00
TOTAL TRANSFERS	0.00	0.00	0.00
OVERALL TOTAL	12,091.01	0.00	12,091.01

RLA Balance Sheet

As of 9/21/94

9/21/94

RLA-94-All Accounts

Page 1

Acct	9/21/94 Balance
ASSETS	
Cash and Bank Accounts	
Checking Account	1,322.95
MM - Equipmnt Reserve	2,500.00
MM - General Reserve	4,000.00
MM - Open Space Resrv	11,051.55
MM - Unappropriated	13,446.34
Petty Cash Fund	100.00
Total Cash and Bank Accounts	32,420.84
Other Assets	
Com Area, Actual Valu	1,800.00
Com, Park, Market Val	40,000.00
Common Roads	1,200,000.00
Old Equipment	7,000.00
Road Grader	11,325.00
Total Other Assets	1,260,125.00
TOTAL ASSETS	1,292,545.84
LIABILITIES & EQUITY	
LIABILITIES	
Other Liabilities	
Federal Unemployment	0.00
Federal Withholding	0.00
FICA	0.00
Medicare	0.00
State Disability Tax	0.00
State Unemployment Tx	0.00
State Withholding	0.00
Total Other Liabilities	0.00
TOTAL LIABILITIES	0.00
EQUITY	1,292,545.84
TOTAL LIABILITIES & EQUITY	1,292,545.84



RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160
Glen Haven, Colorado 80532

THE BOARD OF DIRECTORS MEETING NOVEMBER 19, 1994

PRESENT: Irene Little, President; Bill Lovejoy, Treasurer; Board Members Ken Gwynn, Dick Stolte; Committee Chairs Steve Little, Architectural Control; John Manchester, Architectural Control and Environmental Control; Jim Boyd for Roads; Marvin Gee, Assistant Treasurer; and Joanne Weinmeister, Recording Secretary.

OTHERS PRESENT: Landowner Duke Sumonia, Laurie Stirm, Steve Koyle from Bonneville Construction, Dave Riley, Ten Communications, Lee Lasson, Special Tax District Committee.

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

REPORT REGARDING THE TELEPHONE INSTALLATION. Dave Riley, employee of Ten Communications and the Design Engineer for U. S. West for the Estes Park Telephone Installation Project, gave an overall report on the Fiber Optics project in the Retreat. The main purpose of the project is to eliminate 4-party service in rural areas. Each location will have at least three circuits with the possibility of more if needed. Fiber optic will be brought to a hub location and copper wire will be run to the residences from there. Overhead wiring will be buried wherever possible. In response to a question regarding installation in Bulwark Ridge, Mr. Riley will check into this. Laurie Stirm is contacting residence owners regarding service. Concern was expressed about the recycled asphalt and roadbase recently put on the roads. Steve Koyle of Bonneville Construction Company said Retreat roads will be returned back to their current condition. Jim Boyd will work with him regarding this. Jim suggested that some of the rocks being unearthed be put in the stream to create pools for water conservancy. Boyd will meet with John Manchester to discuss this. Steve Koyle said if problems arise to contact him. Gee commended Laurie Stirm for her public relations work on this project. Irene will write a letter of appreciation to her.

PRESIDENT'S REPORT. Corrections to September 24, 1994 Minutes: The letter sent to Stewart was to thank him for moving his corral not asking him to move it; under A.C. Committee Report, correct spelling of Jorand to Jorend; correct meeting date from November 18 to November 19.

LANDOWNERS COMMENTS. Duke Sumonia expressed concern about the publishing of the meeting dates as stated in the Bylaws since they were not noted in the NEWSLETTER.

Gee suggested that a note be sent to Scott on Dunraven concerning the steel barrel which he uses to burn trash. Little will call the County about permit regulations and will contact Scott.

Steve Little and the Board thanked Jim Boyd for his very good work on the Copper Hill road and the sacrifices he made to get this done.

John Manchester expressed concern about the increase of traffic on the roads and the need to think about what can be done about this in the future.

ROAD COMMITTEE REPORT. Jim Boyd commented that Dick and Dice primarily did all the road work this summer and he filled in as he could. He stated that they are valuable resources and should continue to be thanked for their work. Jim said he recently put nine loads of recycled asphalt on a section of Copper Hill. With the purchase of the nine loads of recycled asphalt from Western Mobile in Fort Collins, six new tires for the grader, three large lights to be mounted on the grader (two front work lights, one backup light; a yellow

strobe light) and a ratchet set, the Roads budget has been expended. Boyd said that Western Mobile also delivered road material to Avey at about the same time for the same price. He said he would put a notice in the NEWSLETTER for landowners to contact him should they be interested in ordering road material the next time the Retreat does so. It was also noted that Western Mobile trucks used Stoltz' driveway as a turnaround causing some damage, so Boyd repaired this damage. He has resigned his position as Human Resources Director at the YMCA and taken another position in the Accounting Department. This will lessen his workload and he anticipates he will have more time to spend on the roads and is interested in doing this.

Jim commented that he feels the roads should be kept at least as wide as they are now, the grass and weeds should be kept down alongside the road, and the road leveled out from edge to edge, all of which is advantageous when plowing snow and when vehicles pass each other. Speed is a problem, especially right after the road has been graded, etc. when the roads are dry, so he suggested that perhaps a water wagon should be included in the 5-year plan. Boyd and Gee will work on an article for the NEWSLETTER about the roads.

OLD BUSINESS. Board Meeting dates were set as follows: January 28, 1995 at Stoltes; March 25 at Gwynns; May 27 at Gees; July 29 is the date set for the Annual Meeting and the Board Meeting preceding the Annual Meeting. All meetings except the November meeting are set for the last Saturday of the month.

The Winter Potluck is scheduled for February 25. Irene will call Janice Tate about coordinating the Potluck. Gee will send out a special announcement to Colorado landowners and ask for reservations.

Irene Little reported on the officiality of the NEWSLETTER. McMahan contacted the attorney and was told that the NEWSLETTER is not the official notification. If the Board wants to include something which is official, it should be as a separate insert. Also the attorney suggested that the Board may not want to publish the Minutes of the Annual Meeting in the NEWSLETTER. Gwynn suggested that a card be available at the Annual Meeting for members who want to request the Minutes.

Geldes: A letter was sent to him in October by Irene Little asking for a variance request. No response by the end of October, so McMahan was asked to contact the attorney to request that Geldes remove the fence. A letter from Geldes was sent to Irene in November requesting a variance and stating the Zieglers have given permission--not substantiated. A MOTION was made by Bill Lovejoy authorizing Irene Little to follow up on this and determine where this situation stands. **SECONDED** by Dick Stolte. **PASSED UNANIMOUSLY.**

Robb: Irene will send a letter to Robb telling him he cannot park his trailer in the same place where it was previously--too close to the road--and to clarify his plans regarding his excavation work.

Berry: Have attorney write letter telling him to move trailer.

Nelson: Have attorney write letter telling him to move trailer.

Manchester: House plans have been approved.

Dyer: Irene will call them and ask them to move their trailer.

Ellis: Irene will write a letter to him asking him to request a variance for the corner post which infringes on the setback requirement established by the Retreat. Since he does not comply with the Retreat's variance requirement, the Retreat needs something in the files stating that this variance has been requested and granted.

Survey forms to be completed by Retreat landowners which will serve as a record of all structures, fences, TV dishes, etc. that have been installed over the years was discussed. The following changes/additions were made to the form: Add NAME; FILING; LOT; BOX #172 as the address of the ACC, the statement that "This is not an application; future improvements require contact with or application to the ACC," and the deletion under #5 of "(The new 18" dishes do not need ACC approval)." MOTION was made by Dick Stolte that this form be adopted as amended. **SECONDED** by Bill Lovejoy. **PASSED UNANIMOUSLY.** These forms will be sent with the NEWSLETTER with a statement about their return. A request will be made at the Annual Meeting asking those who have not responded to do so.

TREASURER'S REPORT. Bill Lovejoy made a MOTION that the following checks written by the Treasurer in excess of \$1000 since a second signature was not available at the time be approved: \$1506.33 to Western Mobile and \$2639.81 to J. W. Brewer Tire Co. SECONDED by Ken Gwynn. PASSED UNANIMOUSLY.

Bill Lovejoy made a MOTION to approve the substitution of Irene Little for Marlan McMahan as a signatory on the checking account. SECONDED by Ken Gwynn. PASSED UNANIMOUSLY.

Bill reported that to date, revenues have exceeded the budget by \$2227.38. The Roads Committee, with approval from Irene Little and Bill, ordered an additional nine loads of road base costing \$1500. Notable expenditures include \$554 for workmen's compensation, \$2600 for tires for the road grader, and \$400 for lighting repairs to the road grader. \$2500 in the equipment reserve fund was transferred to the checking account to offset the repairs.

The balance sheet is up-to-date. TOTAL ASSETS = \$1,286,291.69; TOTAL LIABILITIES = \$174.92; EQUITY = \$1,286,116.77; and TOTAL LIABILITIES AND EQUITY = \$1,286,291.69. As shown on the Income Statement the TOTAL INCOME exceeded the Budget by \$2,227.38. Income Statement and Balance Sheet as presented were APPROVED.

1995 BUDGET RECOMMENDATIONS were reviewed for the Board by Bill. Recommended TOTAL INCOME for 1995 = \$48,900. A MOTION was made by Bill Lovejoy to approve the 1995 Budget as submitted. SECONDED by Dick Stolte. APPROVED UNANIMOUSLY. Recommendations are on file.

ARCHITECTURAL CONTROL COMMITTEE REPORT by John Manchester and Steve Little. Applications have been received from Jorend for his corral and his shed.

ENVIROMENTAL COMMITTEE REPORT. John Manchester distributed a "Pest Management Calendar-Larimer County" for 1994. He will check to see if this is an annual calendar and, if so, he will have copies of the 1995 one available at the Potluck and/or the Annual Meeting.

Irene at the request of Duke Sumonia said volunteers are being sought for the North Fork Big Thompson Trail Improvement. John Manchester will include this in the December NEWSLETTER.

FIRE BOARD REPORT. A Fire Board Report handout written by Jack Heidebrecht was distributed to the Board Members. Bill Lovejoy said that the Retreat will make installment payments to the Fire Board soon after the first of the year when assessments begin to come in and, hopefully, the total amount of \$10,000 can be paid by April.

Lee Lasson reported on the Special Tax District research. Lee, Janice Tate and Jack Heidebrecht form the committee which is investigating a special tax district for this area. In their investigation (the purpose of which is feasibility), they have not found any "stoppers," but have discovered several things about which they need to be careful. In defining the service areas, they found that the Loveland Rural Tax District comes near to the rear entrance of the Retreat--it is important to get correct boundaries. They attended a meeting at Allenspark and learned that the Special District Association of Colorado can provide a lot of assistance in their investigation. It has developed a handbook which covers technical issues which will be very helpful to the Committee. Lee said it is important to communicate with the district, seek professional help, and develop a professional department (even if it is volunteer). The Committee will be contacting the County and the Special District Association for assistance in the development of a service plan for this area. The Committee feels that whether or not a tax district is established, they will have a good working document towards long-range planning for the community and the department. Its goal is to present a report to the landowners early next summer prior to the Association meetings.

MEMBERSHIP AND CORRESPONDING SECRETARY REPORT. Gee reported that five lots have changed ownership since September and two more will close this month.

The following correspondence has been received: (1) CAI of Colorado is having an awards installation holiday celebration; (2) Larimer County Treasurer's Office regarding the VanButsel property taxes--since then back taxes have been paid; (3) North End Property Owners Association (Terry Perenti, President) sent to James Disney, County Commissioner of Larimer County, regarding bridging the gap between County residents and Estes Park, particularly in regard to future development of the Estes Valley. A task force has established guidelines for development. They propose that a permanent Estes Valley Council be established which is representative of the population of the Valley, including a County Commissioner as Chair, two representatives from each area, including Estes Park, with an Executive Committee to include the representative of the area where the development is to take place. This would be a recommendation-only Council. A MOTION was made by Bill Lovejoy that Irene Little write a letter to James Disney expressing the desire of the Retreat to be included in the Estes Valley Council if it is established. SECONDED by Ken Gwynn. PASSED UNANIMOUSLY.

Gee provided Laurie Stirm of Bonneville Construction with a set of labels of residents who live here and houses of non-residents for her correspondence regarding telephone service. There are 60 residents, 44 non-resident homes, 4 renters, and 4 under construction.

RLA windshield decals will be here Monday.

Deadline for the next NEWSLETTER is before December 5.

1995 assessment notices will be sent to the RLA membership on December 30.

MEETING ADJOURNED at 12:00 noon.

NEXT MEETING WILL BE JANUARY 28, 1995 AT DICK STOLTE'S.

Respectfully submitted,

Joanne Weinmeister

memo:

Gee

RLA Board of Directors

November 19, 1994

Marv Gee, assistant treasurer & corresponding secretary

1. Membership update. Five lots have changed ownership since my September report - Nugent from Hulbert, 3:22; Ricker from Rapp, 4:1; Asbury from Warm, 2:4; Little from Schey, 2:35; and Squire from Kubicka. I understand two more lots, Button and Smart, are to close yet this month.
2. Correspondence: CAI, Holiday party; Larimer County Treasure/Guiducci, VanButsel tax; North End Property Owners Association; and Bonneville Construction.
3. Count made for the cable company: 60 residents, 44 non-resident homes, 4 renter, and 4 under construction.
4. Our new supply of RLA windshield decals should be here on Monday. *STB 12*
5. The next issue of *RLA Newsletter* will be produced during the week of December 5. Please have news articles to me before that time. Suggestions for items?
6. 1995 assessment notices to the RLA membership will be prepared and mailed on December 30.