



## RETREAT LANDOWNERS ASSOCIATION, INC.

May 31, 1975

Dear Retreat landowner,

We're now in the process of finalizing plans for our 1975 beetle control program. This is the first year The Retreat Landowners Association is assuming responsibility for this work and we feel strongly that it must be carried on as it has been during the past three years. Because of the effective beetle controls at The Retreat each year, the number of new infestations has been reduced by over 50%.

At The Retreat Landowners Association Board of Directors meeting on May 9, a contract was negotiated to have the beetle control work started as soon as possible. Cutting and spraying will begin immediately to insure that the newly infested trees will be removed from your property so that no re-infestation could possibly occur.

According to a 1972 Proclamation issued under an Act adopted by the Colorado Department of Agriculture, all infested trees must be treated. The costs involved in cutting and spraying trees is considerable so we felt that the problem would best be solved by consolidating all the work under one contract. A portion of your 1975 Retreat Landowners Association dues is paying for the removal of these trees.

If you wish to cut, spray and remove the infested trees from your own property, please contact me for further information on how the work should be carried out. If you do not to perform the work yourself, please note further that you must complete the spray treatment by July 1. If you do not wish to perform the work yourself, your trees will be treated at no additional charge to you.

We have been extremely pleased with the results of the Retreat's beetle control programs. Regular yearly treatments have proved highly effective in combatting the spread of the mountain pine beetle. Other mountain developments which do not maintain a control program triple and, in some cases, quadruple the number of trees lost each year. At The Retreat, the number of new infestations is steadily decreasing, not increasing.

Thank you for your continued support and involvement.

Sincerely,

  
Lloyd O. Angell

President  
Retreat Landowners Association  
2208 Frances Drive  
Loveland, Colorado 80537



## RETREAT LANDOWNERS ASSOCIATION, INC.

Dear Retreat Landowner,

Since the R.L.A. does not as yet have a newsletter to keep landowners informed as to what is happening, it was decided at the May 9th Board meeting to send each member a copy of the minutes from that meeting.

Please note one correction on the minutes for the General Meeting. Although Mr. Jerry Spencer will serve on the A.C.C. committee, Mr. Bill Rosenberg is still the A.C.C. Chairman.

With summer coming on, and many landowners thinking about building, the Board would like to remind you that an A.C.C. form must be submitted before you start construction of any structure. The Board hopes that everyone will work together to keep the Retreat a place of natural beauty.

Below are the names and addresses of all Board members. If you have any questions or suggestions, or if the Board can help you in any way, please contact them.

Mr. Ernie Conrad, President  
Box 28, Glen Haven, Colorado 80532

Mr. William Rosenberg, Vice President  
9357 W. Iowa Ave., Denver, Colorado 80226

Mr. Mike Harris, Treasurer  
2144 - 17th St., Boulder, Colorado 80302

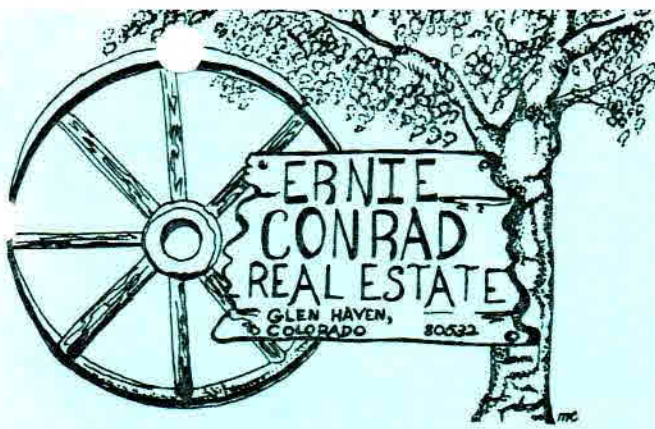
Mr. and Mrs. Dave Hedlund, Mrs. Hedlund, Secretary  
P.O. Box 71, Glen Haven, Colorado 80532

Mr. Lloyd Angell  
2208 Frances Drive, Loveland, Colorado 80537

A.C.C. forms are available from Escape Properties, 3333 Iris St., Boulder, Colorado 80301. Completed forms are to be returned to Escape Properties.

Sincerely,

*Barbara Betts*  
Barbara Betts  
Corresponding Sec.



June 15, 1975

Dear Retreat Landowner:

Many of you already know me and to you I say "Hello, again." If we haven't met each other yet, I'd like to introduce myself and tell you a little about what I'm doing. I've been actively involved with The Retreat since it opened in 1971, and in that time have met many fine people who've bought land at The Retreat. Also, I've learned a lot about the unique world of mountain property.

Just recently I opened my own real estate office in downtown Glen Haven. We'll still be specializing in mountain property mostly in The Retreat and Glen Haven area. When you see the sign "Ernie Conrad Real Estate," stop in and have a cup of coffee - I'd like to meet you!

If you know anyone who's interested in buying mountain land, we have many impressive properties available ranging from one-half acre up to eighty acres. If you know anyone who'd like to sell their mountain property, we feel we're best equipped to do the job. We offer a full service real estate office and maintain an extensive advertising program through display and classified ads, direct mail, and a monthly mailing list describing prime mountain properties available. If you would like a copy of my latest mailing list, just drop me a note in Glen Haven and I'll send you one.

And because mountain property is so unique, we offer consulting on wells (and well permits), driveway design, construction and the other various aspects of rural mountain real estate. I've had a lot of experience in these areas; and if you have any questions or problems concerning improvements on your land, let me know, I'll be happy to help and share whatever I can to solve the problem.

I look forward to seeing you in person soon.

Sincerely

A handwritten signature in cursive script that reads "Ernie Conrad".

Ernie Conrad  
Broker

**BALL AND EASLEY, P.C.**

ATTORNEYS AT LAW

201 EAST FIFTH STREET

LOVELAND, COLORADO 80537

TELEPHONE  
(303) 687-2101

RICHARD W. BALL  
JOHN W. EASLEY JR.

December 5, 1975

Board of Directors  
Retreat Landowners' Association  
c/o Mr. Ernie Conrad, President  
Glen Haven, Colorado

Dear Mr. Conrad:

Pursuant to the Board of Directors retaining Bill Babcock and I as attorneys for the Retreat Landowners' Association and the Board's request that we write a general letter to the Board advising of the present status regarding Civil Action No. 28448 in the Larimer County District Court, Maitland v. Escape Properties, Ltd., et al., we submit the following:

- I. **GENERALLY:** The suit is by the holder of the deed of trust (mortgage) encumbering all of the property in The Retreat and is asking that certain property in The Retreat (that property which has not been released from the deed of trust) be foreclosed (sold) and the proceeds from the sale be applied to pay off the promissory note allegedly due the Maitland's from Escape Properties, Ltd. The Maitland deed of trust is identified in ¶5 of the Property Report presumably given to all purchasers in The Retreat. Some owners and contract purchasers are not named in the suit because they have obtained deed to their property with appropriate partial releases as to their property or, if contract purchasers, because their contracts were assigned to United Bank by Escape Properties and the United Bank is holding partial releases with regard to those contracts so assigned. United Bank is also collection agent for Escape Properties, Ltd. on certain contracts which were not assigned and for which no releases were obtained. The contract purchasers under these latter contracts are the individuals named in the lawsuit. All common areas and unplatted areas as well, are effected by the lawsuit. Simply stated, all of the described land and all of the land to which the named Defendants claim an interest has been requested by the Plaintiffs to be sold and the proceeds therefrom applied to Escape Properties' note.

II. INTEREST OF THE RETREAT LANDOWNERS' ASSOCIATION: The RLA was not named as a Defendant in the subject lawsuit because the RLA holds no legal title to any of the land effected by the lawsuit. It was originally anticipated that the developer would convey clear title to the promised recreational facilities and common areas to the Landowners' Association which would subsequently be responsible for the maintenance and upkeep of said property. In order to protect the common interest of all owners and purchasers in The Retreat, the RLA has retained Mr. Babcock and I to intervene in the subject lawsuit. Initially, the following are identifiable common interests that we feel need to be addressed in the lawsuit:

- a. The platted common areas;
- b. Provisions of power for the Second, Third, Fourth and Fifth filings;
- c. Provision of promised amenities, e.g. stables and tennis courts, if possible;
- d. Preservation of protective covenants in the event purchasers of property sold in foreclosure derive title not subject to the recorded covenants.

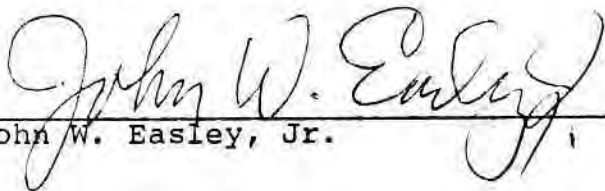
The foregoing considerations are not deemed to be exclusive but rather an illustration of some of the common interests that should be addressed.

III. NAMED DEFENDANTS IN THE LAWSUIT: Owners or purchasers in The Retreat who have received a copy of the Complaint and Summons in the mail and are named as Defendants thereon should make arrangements to answer the Complaint within the prescribed time period in order to avoid being technically in default. The named Defendants' interest in the lawsuit are private and variable. Of course, members of the RLA who are not named in the lawsuit have completely different interest (as described in II above) than those persons named. Accordingly, those individuals named as Defendants should make whatever independent efforts they deem necessary or appropriate in order to protect their legal interests.

Board of Director  
Retreat Landowners' Association  
December 5, 1975  
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I trust the above is sufficient for a brief general statement of the interests effected in the subject lawsuit. We will keep the Board informed of our efforts and the legal status of the suit, vis a vis the common interests identified in II above.

Yours very truly,

  
\_\_\_\_\_  
John W. Easley, Jr.



## **RETREAT LANDOWNERS ASSOCIATION, INC.**

December 5, 1975

Dear Retreat Landowner:

Well, it is that time of the year again! Your Board of Directors has set the 1976 R. L. A. annual meeting for Saturday, January 17, 1976 at the Holiday Inn in Estes Park, Col. This year's meeting should be a good one, with business and pleasure combined. We hope all members will attempt to come to this important meeting. If you can not make the meeting please send in the enclosed proxy so your vote will be represented. We have many critical issues to discuss at this meeting so I urge everyone to attend, as the decisions made will concern and affect you.

The Holiday Inn was picked for the meeting place so that landowners, if they wish, can spend the night at the inn and take advantage of the group rate (\$20.00 for two, \$14.00 for one) that the RLA has been given. We will have registration from Noon until 1:00pm in the lobby. The business meeting will begin promptly at 1:00pm and after the meeting (5:30pm or so) we have planned a casual cocktail hour with a cash bar. Around 7:00pm we have scheduled a top round and fried chicken banquet for the members. The cost of the dinner is \$6.50 per person, and you can have as much to eat as you want! I think you can see that Saturday, January 17th should be an interesting day. If you plan to come to the meeting and have dinner afterward, please return the enclosed card to me so that we know how many to expect for dinner. If you also plan to spend the night at the Holiday Inn, please send in the enclosed room reservation card to the Holiday Inn.

Enclosed with this mailing are letters from: the Treasurer (outlining the 1976 budget), the A. C. C. (announcing the new members), Laurens Nicholl, the security committee chairperson, and John Basley, RLA legal counsel.

By the way, those members who have not paid their 1975 RLA assessment will not be allowed to vote as per our by-laws. Assessments may be paid right up to the start of the meeting, at the registration table. Also, the weatherman has predicted excellent weather for our meeting day!

I'm looking forward to seeing all of you at the meeting. If you have any questions, please drop me a note or call me at my office in Glen Haven, Col. 1-303-586-5929.

Sincerely,

Ernie Conrad, president

mh/EC

(1976 budget on back side)



# RETREAT LANDOWNERS ASSOCIATION, INC.

## 1976 BUDGET

Based on our previous year of required operating expenses of the R.L.A. , the Board approved the following budget for 1976. This budget is put into motion through collection of the annual assessment from all Retreat landowners as is provided for in our association by-laws.

### Estimated Expenditures:

Road Maintenance	\$ 5,000.00
Landscape Maintenance	1,000.00
Legal & Accounting fees	2,500.00
Postage, Clerical & etc	1,750.00
Architectural control Comm.	300.00
Newsletters	500.00
Meetings	300.00
Miscellaneous	150.00
	<hr/>
	\$11,500.00
Cash Reserve	3,299.88
	<hr/>
	\$14,799.88

### Cash Sources:

Cash balance:	\$ 6,986.82
Outstanding assessments	653.06
1976 Assessments	8,360.00
Less possible defaults	(1,200.00)
	<hr/>
	\$14,799.88

The \$8,360.00 budget is equally divided among the 209 current landowners in the Retreat which comes to an assessment of \$40.00 due from each landowner for 1976. Please send your remittance to:

Michael Harris, Treasurer  
Retreat Landowners' Association  
% 2144 Seventeenth St.  
Boulder, Colorado 80302

Thank you for your cooperation. Don't forget the date of our annual meeting of the landowners' association on January 17, 1976.



1976 RLA GENERAL MEETING PROXY AND R.S.V.P.

Please return this completed sheet to RLA c/o Ernie Conrad,  
Box 28, Glen Haven, Colorado 80532 before January 12, 1976.

1) NAME \_\_\_\_\_  
CURRENT MAILING ADDRESS \_\_\_\_\_  
\_\_\_\_\_  
PHONE \_\_\_\_\_ LOT OWNED \_\_\_\_\_ FILING \_\_\_\_\_

- 2) I WILL, WILL NOT (circle) be at the 1976 general meeting.
- 3) I wish to reserve (no. of dinners at \$6.50/person) \_\_\_\_\_ dinners.  
(Money to be collected at registration prior to meeting.)
- 4) I WILL, WILL NOT (circle) be staying at the Holiday Inn  
for the night on January 17, 1976

If you are planning on coming to the general meeting it is not  
necessary to complete the proxy below, but please leave it  
attached and return with this page.

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**PROXY**

Date \_\_\_\_\_

I hereby authorize and empower the Board of Directors of the  
RLA or \_\_\_\_\_, an active RLA member, to act  
as my proxy at the annual meeting of the RLA to be held on  
January 17, 1976 at the Holiday Inn in Estes Park, Col, for the  
purpose of voting on the issues and resolutions of said general  
meeting.

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(Lot and Filing no.)

NOTE: One signature only constitutes proxy authorization of  
membership ownership in joint tenancy. All signatures  
of member ownerships as tenants in common must be put-  
on this card to constitute a valid proxy.

NOTE: All proxies received that authorize the Board as proxy  
will be divided equally among the five Board members,  
to be voted on by themselves, individually.



**RETREAT LANDOWNERS ASSOCIATION, INC.**

December 5, 1975

Dear Retreat Landowners,

Enclosed for each landowner are two decals bearing the new Retreat symbol. Please place the sticker in the inside lower left front window of each of your vehicles. This decal will serve merely as property owner identification and is not necessary to enter the Retreat area.

If you need more stickers, let us know, and please return any you won't be using to eliminate further printing expenses.

For nine months we have had no problem with burglaries or break-ins at the Retreat. Hopefully our new stickers will further promote the security and solitude of our area, and help landowners to meet each other.

Thank you,

Sincerely,

Laurene Nicholl  
Security Committee Chairperson

mh/LN

(see other side)



## **RETREAT LANDOWNERS ASSOCIATION, INC.**

December 6, 1975

Dear Retreat Landowner,

The Retreat Landowners' Association has a new Architectural Control Committee. You may want to refer to No. 2 of your Protective Covenants to refresh your memory of this committee's purpose. The RLA Board of Directors found five interested members who met several times, and were willing to serve as a committee. The three members in your covenants appointed the new committee members and then resigned.

The new members are Mrs. Laurene Nicholl, Lloyd Angell, Edmund Richards, Jerry Spencer, and Dennis Bicknell. All five of these people are interested in the Retreat, and are ready to serve and help the other members. Most of the committee either has built or is building a cabin in the Retreat. All live close to the Retreat and go there often. They are willing to share their experiences in mountain building and living. At the same time, the committee does believe in the covenants, and will be diligent in their efforts to see the covenants upheld.

If you are planning a driveway or cabin next season, why not fill out an application soon, as the ACC must have thirty days to approve your form. You can get one from the president of the RLA, Ernie Conrad, or the committee chairman, Dennis Bicknell (Box 457 Ft. Morgan, Col.). If you just want some advice for future planning, or to comment on the covenants, the committee welcomes your inquiries. The address for the Architectural Control Committee is Box 457 Fort Morgan, Colorado. 80701

Best wishes for the coming Holiday season.

Sincerely,

Dennis Bicknell  
ACC Chairman

(see other side)