



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

JANUARY 17, 1987

The meeting was called to order by RLA President Graham Fowler. All members were present except Bill Morris. Also present were Dennis Bicknell, ACC chairman and Rock Tallman, Road chairman.

SECRETARY'S REPORT

It was moved and seconded to accept the secretary's report. Passed.

BILLS

The bills were presented to treasurer Dick Weinmeister.

ROADS

Dick and Rock reported a lot of work was done on Black Creek Road - 200 tons of road base, four loads of gravel, and a backhoe used for nine hours.

Work was done on Elkridge Drive with dirt hauled from the excavation on Hugh Beckham's property (lot 41, Filing 1). More work will be done in the spring at Beckhams, and Rock feels the unfinished part of Elkridge Drive can be completed with the rest of the dirt from that excavation. No bill has been received from John Barlow for this work as yet.

Rock reported the grader is working well - no problems.

Jim Persichetti suggested that Rock look at the area around the firehouse with the idea of digging out a larger pad for the eventual addition to the firehouse, and using that dirt for the roads.

The purchase of a backhoe was discussed. There will be a listing of repossessed equipment in February; Jim Persichetti will be notified. Jim and Dick will be on the alert for notices of used equipment of this type. They both stressed that if a backhoe is found, the Board must act fast, and suggested two or three members get together to look it over. They will contact each other by phone. Jim Peirsel moved, and it was seconded, to set the amount to spend for the backhoe in the vicinity of \$8,000. Passed. Graham noted the VTN Promissory Note for \$3,500 is due February 20, 1987, and can be applied to the purchase of the backhoe. He will contact Rebecca to handle the VTN business.

Graham reported a new sign for Solitude Court is being made by a friend of his at no expense to the RLA.

ENVIRONMENTAL COMMITTEE

Jim Persichetti reported no woodcutting has been done since Thanksgiving by the GHVFD. A letter was sent to both Harold Evans (lot 12, Filing 3) and the Maddens (lot 15, Filing 3) reassuring them that no one has been cutting trees on their lots. Jim said very little money will have to be spent for the Spruce budworm problem this year. He will talk with Rock and Lyle Reeves to have them cut trees down, and spray them on the spot with Sevin instead of Lindane.

Because a landowner wanted copies of the map showing the available lots for woodcutting to share with her friends, who are not RLA members, it was noted the only members having a copy of the map are Jim Persichetti, Jack Benson and Bill Morris, and that no one else should have one. This will assure the RLA that only authorized woodcutting will be done. Tom suggested that all woodcutting in the Retreat be coordinated through Jack Benson.

ACC

Dennis reported one new application for a cabin on lot 18, Filing 5, from Ron Juno and Kathy Miller. It is near George Richard's property.

There are two new crossings on Streamside Drive. Garrett Rivers' cabin is in the process of being built (lot 24, Filing 1).

There was discussion regarding the Tate's cabin (lot 15, Filing 1) across from Weinmeister's cabin. Dennis and the Board feel a mistake was made. The Tates went over the Board's head by going to the County Planning Board for a variance. Dennis feels, and the Board agrees, that the Planning Board should let the RLA and ACC know when Retreat landowners ask for a variance. Jim Persichetti moved that Rebecca be asked to send a letter to the Larimer County Planning Commission to make them aware of the RLA and ACC; that before they make a decision concerning the Retreat to notify the ACC and RLA. Seconded and passed. Graham will advise Rebecca as to this action.

Tom suggested the Board give a vote of confidence to Dennis to do what is necessary should this type of action come up again. The Board concurs.

WEST/POWERS

Graham said Rebecca had written a letter to Debbie West thanking her for her Covenant compliances. However, it was noted that water is again being pumped out of Miller Fork and that her culvert is blocked. It was suggested that Graham and another Board member visit her to remind her to keep the area cleaned up - that it is a continuing process.

TREASURER'S REPORT

Dick passed out the treasurer's report, copy attached. Jim Peirsel moved to accept the report. Seconded and passed.

Dennis said 100 assessments have been paid so far this year. This is a little bit more and quicker than usual.

GOODKIN/SCHOEBERLIN

As a result of the survey done on the property lines, it is found that both Goodkin and Schoeberlin are in violation of the RLA Covenants. Rebecca suggests that the Board sell the survey to both Goodkin and Schoeberlin, and let them settle the problem between themselves. After discussion and review of the surveyor's maps, the Board felt that to solve the problem, Mr. Goodkin and Mrs. Schoeberlin be informed of the following: 1) the County records show the purchase of the triangle involved, 2) the nature of each party's specific Covenant violation, 3) both parties must work with each other toward a mutually acceptable solution, 4) this solution must be filed with the County, 5) this agreement will be binding on the present owners only, when either one sells; the Covenant violation(s) must be corrected, 6) the above solution must be accomplished by June 1, 1987, and 7) both property owners involved must notify the Board in writing of compliance with these stipulations.

Jim Peirsel moved that a letter containing the above points 1 through 7 be written and sent by Rebecca to Mrs. Schoeberlin and Mr. Goodkin. Seconded and passed.

A bill from Estes Park Surveyors for their work concerning the Schoeberlin/Goodkin dispute, in the amount of \$882 was received. Dick said that we had a verbal agreement for about \$200 for this work, but the surveyors found that the situation involved more work than was anticipated (misplaced pins, wrong lines, etc.). Jim Peirsel moved the following: 1) Collect \$100 each from Goodkin and Schoeberlin (for their use of the survey) 2) send a check for \$500 to the surveyor, 3) the Board will absorb the rest of the payment. Seconded and passed.

The Board agreed that Mr. Goodkin be granted a variance concerning the distance from his corral to Dunraven Glade Road provided the following conditions have been met: 1) the temporary shack next to his driveway be removed, 2) the solution concerning the other Covenant violations between himself and Mrs. Schoeberlin has been resolved and recorded with the County, and 3) the Board be notified in writing of these actions.

OLD BUSINESS

Dennis reported he has all the property owners' addresses he hasn't been able to find. A very detailed report and a letter from the GNVFD were received from Fred Pappas. It is on file in Dennis' office.

Dennis feels the Board should be informed of the sale of Retreat property. He said the number of owners is decreasing because RLA members are buying other lots. Tony Besson has bought Ray Knapp's lot (lot 17, Filing 3), there is a new owner on Stahly's lot (lot 18, Filing 4) Greenburg has bought lot 30, Filing 3, and Mr. Boyd bought Ernie Conrad's lot (lot 17, Filing 5). Mr. Boyd will contact the others along Copperhill Road to interest them in getting a telephone line installed. Dennis read some of the 14 responses from the "Answers for your Board" survey in the last Newsletter.

It was mentioned that "new blood" is needed on the Board, and the members were reminded to try to find more candidates to run for board members.

Next meeting is March 7, 1987 at 9:30 a.m. at Fultons.

Respectfully submitted,

Carol Fulton

Carol Fulton, Recording Secretary

RETREAT ASSOCIATION

TREASURER'S REPORT 11/6-12/31/86

<u>Income</u>	
Reg. Checking Balance	4,729.66
11/20/86 Telephone Revenue	1.16
11/28/86 Interest	18.00
12/16/86 Fund Transfer	
from MMDA	2,500.00
12/31/86 Interest	<u>14.16</u>
	7,262.98
Less Expenditures	<u>5,227.38</u>
Reg. Checking Bal. 12/31/86	2,035.60
MMDA Balance	12,893.76
12/3/86 Interest	50.47
Transfer to Reg. Checking	<u>-2,500.00</u>
Balance 12/31/86	10,444.23

		<u>Expenditures</u>	
11/8/86	Marcella Bicknell	(ER)(OS)	Postage 69.27
			Telephone 3.70 72.97
11/8/86	Jim Persichetti	(ER)	Mileage 21.60
			Telephone 7.80 29.40
11/8/86	Dick Weinmeister	(ER)	Mileage 20.00
11/8/86	Graham Fowler	(ER)	Mileage 12.00
11/8/86	Carol Fowler <i>Fallon</i>	(SS)	Board Mtg. 20.00
11/8/86	Westwood Ins. Agency	(IN)	Workmen's Comp 430.00
11/19/86	Mountain Bell	(TL)	Firehouse Telep. 55.03
12/8/86	Jim's Constr. Matls.	(RM)	Road Base (198.79 Tons-3/4) 1,789.11
12/8/86	Elliott & Neuswanger PC	(LG)	(10/15-11/15/86) 105.00
12/8/86	Ray Tallman	(RM)	74 hrs. 740.00
		(RG)	Oil/Antifreeze 20.13 760.13
12/16/86	Mike's Excavation	(RM)	Backhoe 9 hrs.
			@ \$40/hr. 360.00
		(RM)	4 Loads Gravel
			@ \$10/load 40.00 400.00
12/16/86	Donna Wright	(OS)	Bal. Due on Orig
			Order/Handbks 500.00
			Addtl 14 extra
			pgs/book+50
			more books 675.00 1,175.00
12/16/86	Mountain Bell	(TL)	Firehouse Telep 55.03
12/16/86	Dennis Bicknell	(OS)	Postage 111.00
			Printery 100.04
			Print Stamps 13.45
		(ER)	Telephone 3.92 227.41
12/20/86	Elliott & Neuswanger PC	(LG)	11/15-12/15/86 <u>76.30</u>
			5,227.38



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

MARCH 7, 1987

The meeting was called to order by President Graham Fowler. All members were present except Bill Morris. Also present were Dennis Bicknell, ACC chairman, Ray Tallman, Road chairman, John Barlow, landowner and GHVFD Board president, and Ernie Conrad.

SECRETARY'S REPORT

It was moved and seconded to accept the secretary's report. Passed.

ROADS

Ray reported he has put in 34½ hours of snowplowing to date. The grader has a new blade, as the other wore out. Some of the membership have asked for sand barrels to be placed at Miller Fork and Dunraven Glade intersection. Ray said there are several other places in the Retreat that sand barrels would be helpful. After a short discussion, the Board asked Ray to get as many as are needed, and to install them. It was suggested the barrels be tipped, a small hole drilled in the bottom for drainage, and to use plastic gallon milk cartons as scoops. Dennis reported that he will write a letter to Mr. Heidebrecht (lot 30, Filing 2) and has written to Mrs. Schilling (lot 29, Filing 2) asking them to install culverts. When these are installed, he will write to Debbie West (lot 28, Filing 2) asking her to get her culvert back in order. This should help to alleviate the terrible muddy area on that stretch of Streamside Drive. Dennis will also check with Mr. Ponche (lot 23, Filing 2) on the corner of Black Creek and Streamside to see if a culvert is needed there. Copies of these letters will be sent to Rock.

After checking several places for backhoes, Dick found a John Deere 3-10 which would seem to fit the Retreat needs. Dick, Jim Persichetti and Rock will check it out, and if it looks good and is in the price range of around \$8,000, they will purchase it.

Discussion concerned housing of the equipment. Suggestions included building a temporary addition to the Firehouse, but to include footings and procedures for the addition to become permanent at a later date. No action was taken at this time.

The new sign for Solitude Court is done, and Graham and Tom will install it when the meeting is over.

ENVIRONMENTAL COMMITTEE

Jim Persichetti reported there is no concern about the Spruce Budworm this year. He said that Rock is setting up a logging business again, and is interested in cutting trees on the lots in the Retreat where permission was given. Jim said that since the GHVFD seems to lose interest when the trees get too far away, he would prefer that Rock do the cutting. This would mean only one person would be working, rather than several, and the work could be better kept track of. No formal action was taken.

Jim has several Forest Service pamphlets which he will compile for the interest of the membership in the next Newsletter.

ACC

Dennis reported the only application for building he has received at this time is from Ron Juneau (lot 18, Filing 5). Greg Martin will build.

Jim Boyd has purchased lot 17, Filing 5. His questionnaire regarding installation of a telephone line has received several replies. After he consults with the telephone company he will let the Board know what is happening.

Elizabeth Sanford (lot 3, Filing 2) offered to represent the Retreat at the CAI State convention being held at this time. Dennis told her to go to see if there are any helps or activities which would benefit the Retreat.

It was noted that Greg Carner (lot 43, Filing 1) is erecting a replacement shed by his house. Dennis will write to him to remind him of the adopted regulations for the sizes of storage sheds.

SCHOEBERLIN/GOODKIN

The triange Mrs. Schoeberlin bought from the original owner of lot 51, Filing 1, is recorded in Larimer County. The question is how much was recorded. Rebecca has been contacted by John Easley, Mark Goodkin's attorney. She asks the Board for permission to talk with Mrs. Schoeberlin to explain to her that she is not

Schoeberlin/Goodkin, Continued

being "dumped on", to help her understand what is going on. Then Rebecca wishes to talk with Mr. Easley and Mr. Wade (Mrs. Schoeberlin's attorney) to work out the problem. The Board feels this is the way to go, but wants to adhere to the June 1st deadline as presented at the January 17, 1987 meeting of the Board.

ASSESSMENTS

Dennis reported there are currently fifty unpaid assessments from the RLA, and three from Bulwark Ridge. Ernie said that two of the Bulwark Ridge properties are Denning's, which Denning has repossessed. Ernie expects to sell them. The Schnell property (lot 92, Filing 1) and the Brassard property (lot 35, Filing 4) have liens against them. Dennis will write them letters, then contact Rebecca for the followup.

TREASURER'S REPORT

Dick Weinmeister passed out the Treasurer's report, copy is attached. He called attention to the Westwood Insurance policy which has tripled in price. Jim Piersel had checked this, and said some companies won't even touch this type of insurance. If someone has an accident on the Retreat roads, which are privately maintained, the Retreat could be sued - the association with each Board member named, and/or even the entire membership. This insurance covers \$1,000,000. Jim noted he would not serve on the Board without this insurance, and suggested that next year the Board shop around to try to get the same coverage at a cheaper price.

It was moved and seconded to accept the Treasurer's report. Passed. More discussion revolved around the financial health of the Retreat. Dick checked the expenses for the rest of the year, which are in the vicinity of \$7,250. He said there is enough money to buy the backhoe and have plenty in reserve. To help save labor costs he will help Rock with the roads.

Jim Piersel suggested reinstating the \$65 assessment next year with the idea of setting money aside for the proposed building addition to the Fire Station.

OLD BUSINESS

About 10% of the membership have responded to the questionnaires. Several felt the assessments should be higher. More discussion regarding the \$65 assessment brought out that the membership would probably be favorable to the idea, as long as they are informed on what the Board is trying to do; i.e. saving for the building fund, a dump truck, etc.

Jim Persichetti asked John Barlow to check on the Larimer County building code to determine requirements for the equipment building, and the thought that it could be a social hall for meetings, and the water system that would be needed, (cistern and vault suggested).

The Board was reminded to check the other common areas before definitely deciding that the Fire Station is the most desirable site for a social building. Jim noted the need of a basic design approach before the annual meeting.

The Newsletter must be sent 30 days prior to the annual meeting July 25, 1987.

FIRE DEPARTMENT

John Barlow, president of the GHVFD Board, and liason with the RLA, gave a detailed report on what the GHVFD has done, is doing, and what it wants to do. This report will be included with the next Newsletter. Important points include the publishing of the Fire Belles' Cook Book Volume II; the Fire Fair will be August 8th, 1987 rather than near July 4th; the establishment of an Estes Park Fire District which would include Glen Haven, Big Elk Meadows, Pinewood Springs (all still in the discussion stage); and the upgrading of fire equipment and in the communications area. They would like pagers for everyone in the department.

FINAL NOTES

1. Invite Board member candidates to the next meeting.
2. Graham wants to be notified when Board members cannot attend the meeting.
3. Next meeting at Jim Persichetti's, 9:30 a.m., Saturday, May 2nd, 1987. Note Change of date from May 16th.

Respectfully submitted,

Carol Fulton

Carol Fulton, recording secretary

RETREAT LANDOWNERS ASSOCIATION

TREASURER'S REPORT 1/1/-3/2/87

INCOME			EXPENDITURES		
Reg Chk Bal	12/31/86	2,035.60	1/14/87 (MS)	Colo State Forest Serv	30.00
Assessments	1/8/87	1,485.09	1/17/87 (OS)	Tom Fulton	9.60
Assessments	1/11/87	1,485.00	1/17/87 (ER)	Jim Pierse	9.60
Assessments	1/16/87	1,485.00	1/17/87 (ER)	Graham Fowler	12.00
Chk Acct Int	1/30/87	20.81	1/17/87 (OS)	Marcella Bicknell	13.08
Assessments	2/8/87	1,405.00	(SS)	1st Qtr	150.00
Assessments	2/17/87	1,130.00	1/17/87 (ER)	Jim Persichetti	29.45
Promissory			(OS)		.88
Note/VTN	3/2/87	3,920.00	1/17/87 (SS)	Carol Fulton	20.00
TOTAL		<u>12,966.50</u>	1/23/87 (MS)	(TLP) Mountain Bell	55.03
Less Expenditures		3,274.10	1/23/87 (MS)	Precision West (Goodkin Survey thru Elliott & Neuswanger)	500.00
Chk Acct Bal	3/2/87	9,692.40	2/9/87 (IN)	Westwood Ins. Agency (Add. Coverage on POP 2942812)	19.00
MMDA Acct.			2/9/87 (LG)	Elliott & Neuswanger P.C.	43.95
Balance 12/31/86		10,444.23	2/11/87 (MS)	Dept. of State (Corporate Filing Fee)	5.00
Interest 1/6/87		53.86	2/13/87 (TX)	Larimer County Treasurer	70.78
Assessments 1/26/87		1,350.00	2/19/87 (MS)	(TLP) Mountain Bell	55.03
Interest 2/4/87		44.53	2/19/87 (IN)	Westwood Ins. Agency (Commercial Pkg POP 2942812)	1,984.00
Acct. Bal. 3/2/87		11,892.62	2/24/87 (LG)	Elliott & Neuswanger P.C.	128.80
Combined Balance			2/27/87 (RG)	Ellis & Capp Equip. Co. (Blade & Bolts for Grader)	<u>173.90</u>
Both Accounts	3/2/87	21,585.02	TOTAL		3,274.10



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

MAY 2, 1987

The meeting was called to order by President Graham Fowler. All members were present except Jim Piersel and Bill Morris. Also present were Dennis Bicknell, ACC Chairman, and Tim Stoltz, Duke Sumonia, Dice McKnight and Joan Persichetti, landowners.

SECRETARY'S REPORT

It was moved and seconded to accept the March 7, 1987 secretary's report. Passed.

ROADS

Dick reported that Rock has been working on Elkridge Drive. He has pulled up between 200 and 250 yards of dirt from the ditches with the backhoe. This dirt is being respread on the road. The backhoe is working very well, has a slight steering problem, and has only used \$10.00 worth of fuel so far.

ENVIRONMENTAL COMMITTEE

Jim reported he has corresponded with Rock, has been to see him, and they have worked out an arrangement with Rock, to pay him \$10 an hour to cut the trees which are infected by the Douglas Fir Beetle. Rock has been doing this up to the point that the RLA budget allows. Rock will be taking all the trees he can get out, and using them in his lumber business. When he completes the Douglas Fir Beetle trees, he will start on the properties on which we have permission to cut, and cut the trees infected by the Spruce Budworm. This will be done all year long, and Jim estimates a three to four year term in getting most of the dead wood and infected trees out of the Retreat. Jim hopes to continue working with Rock, to have him fell and either remove or treat the newly infected trees every spring, and in two to three years have the Douglas Fir Beetle under control. Rock is no longer working for NPS, so Jim feels this will be mutually beneficial to both the Retreat and Rock's lumber business.

Jim explained what his article for the Newsletter will contain - past goals, what has been accomplished, the arrangement with Rock and a new questionnaire. He hopes that when the membership knows that only Rock will be cutting, more will be willing to let him on their property for the removal of the infected trees.

In other environmental concerns, Jim received a letter from the State Forest Service. The egg mass count for 1986 was 0 - 2 per square meter, a big improvement from 39.6 in 1984-85. For a fee of \$25 per year the Forest Service will take an egg mass count. They will also come into the Retreat this summer to monitor any defoliation on this 0 - 2 count we have. Jim said that the Forest Service is using the Retreat as a model for other areas. The effectiveness of the BT Thureicide we realized here is being passed on to other areas and states.

ACC

Dennis reported he has received two new cabin applications from John Barlow, who is building for Robert Heidebrecht (lot 30, Filing 2) on Streamside, and R. O. Roberts, (lot 95, Filing 1) on Elkridge Ct.

Dennis will be writing to Heidebrecht, West/Powers and Ponche (lot 23, Filing 2), all on Streamside Drive, to prepare culverts so Rock can work the ditches from Miller Fork to Black Creek. This should help the drainage along Streamside.

The letter to Greg Garner (lot 43, Filing 1) and his reply were discussed. Dennis will write to Greg again.

It was noted that Ponche (lot 23, Filing 2) has removed the green shed. The Board was impressed with the speed at which this was accomplished.

The Schoeberlin/Goodkin problem was discussed. It appears Mr. Goodkin is being as uncooperative with Schoeberlin as he is with the Retreat. In explaining Mrs. Schoeberlin's letter of 1977, Dennis said to his recollection all the work she said she did after the 1976 flood in her most recent letter in April 1987, was not done. Board members have copies of these two letters. Dennis said there is no way the Board can give permission to move on to someone else's lot, permanently. More discussion brought out that Rebecca is still trying to work with Schoeberlin's attorney and Goodkin's attorney, that the Board's problem is really that Goodkin's corral is inviolation of the covenant by being too close to Dunraven Glade Road, and the neighbor's property line. The problem of the driveway is between Schoeberlin and Goodkin. The Board feels the suggestions offered at the January 17, 1987 meeting would help solve the problem, and still wishes to go that route. Graham said we should write off the \$100 as a business expense, and stick to the June 1st deadline;

ACC Continued

if nothing is accomplished and they can't be reasonable and work things out, we have no choice but to take them to court. Dennis said that Rebecca will write as clear an explanatory letter as she can to Mrs. Schoeberlin, and pursue the Goodkin problem separately. Dennis reminded the Board we have a court order for Goodkin to do certain things on his property, which he agreed to. Refer to December 14, 1985 minutes, Elliott letter to Goodkin April 28, 1986, April 5, 1986 minutes, July 26, 1986 minutes, Dennis' letter to Elliott August 4, 1986, and Elliott letter to Dennis December 1, 1986. Discussion revolved around the handbook, Covenants, by-laws, good neighbor suggestions, guidelines on building, and that as the needs grow in the Retreat, so the obligations and responsibilities of the Board grows.

NEWSLETTER

Duke Sumonia, an historian, plans to start a scrapbook of the Retreat. He would like to be considered the caretaker of the historical side of the Retreat. He will insert an article about this idea in the Newsletter.

Tim Stoltz offered to be the Newsletter editor. He will talk with Dennis regarding this. The Board is delighted.

Target date for Newsletter articles is May 29, 1987, with mailing date June 25.

There are 234 on the RLA mailing list. Allowance for each Newsletter production is \$200. It was decided that the membership wants information on what is happening in the Retreat, rather than folksy material, in the Newsletters.

TREASURER'S REPORT

Dick noted the expenditure for the backhoe. He also said Rock is very careful about going over budget. It was moved and seconded to accept the treasurer's report. Passed copy included.

Graham reported the VIN check was received, and didn't bounce!

ASSESSMENTS

Currently there are ten people who are unpaid. Three people paid as soon as they received Rebecca's letter of April 23. Ernie had four lots with unpaid assessments, which when called to his attention were paid in three days. Dennis said there will probably be only two, Schnell and Brassard; who will have to have liens against their properties. Brassard's address has finally been found; Rebecca has sent a letter to him. Dennis explained to Stoltz, Sumonia and McKnight, that this is the procedure as set up in the by-laws (Article VII, page 11, 12 in the handbook) the membership voted on it, and everyone should know what happens when they do not pay their assessments. He said there are always the same people what are late in their payments, and he is getting tired of his assessments going to pay for the collection from these same people year after year. At one time, he said, there were a couple people on the list who attempted to resign from the Retreat, but this cannot be done, and their lawyers also told them so.

Jim Persichetti added, in explanation to the prospective Board members, the history of how the problems have arisen and how the Board has had to solve them; that at the beginning there were few problems, then the flood with cost and control, then the pine beetle, the VIN problem settled after nine years, the access to the Miller Fork trail, the assessments, the Spruce Budworm, and the next big battle is to establish a pattern of Covenant enforcement so everyone gets into the swing of things. He said sometimes one has to be taken to court, to get compliance with the Covenants, but when that happens, the others who are in violation will comply quickly.

UNFINISHED BUSINESS

It was mentioned that the Glen and the Retreat are growing closer.

Tom will send the rent money of \$20 to use the Glen Haven Community Building, to Mary Lou Faiella. This is for the Retreat's annual meeting July 25, 1987.

Dennis reported on the survey Jim Boyd sent out regarding the installation of a telephone line. Thirty-three answered, with thirty-one favorable to the idea.

Eighteen are ready to sign immediately.

Discussion involved the potluck - picnic at the coming annual meeting. On April 5, 1987

Dennis reported on the questionnaire sent to the membership; twenty-three were in favor of the potluck, sixteen in favor of a picnic, and one suggestion alternating.

The Board at that time liked the alternating idea. Nothing was officially decided.

After the success of the potluck on July 26, 1986, those members attending expressed a desire to have the potluck again. Today's discussion pointed out that something should be done especially for the children. Sy Kleinman will be here this summer, and may be willing to help in that area. Dennis suggested a questionnaire to see if the membership wants to have a potluck or picnic next year, but have a potluck this year. Nothing was definitely decided, but the Board seemed to want to leave the planning up to I.B. Muller and his committee.

Dennis gave an eloquent talk about the successes of the various RLA Boards, ending with the statement that we have to have people on the Board who are not afraid to take action. There are three openings on the Board this year. Tim Stoltz and Duke

Unfinished Business Continued

Sumonia would like to run for the two 3-year terms, and Dice McKnight will run for the single 1-year term. It is hoped more people will run. All should get their statements to Dennis for the Newsletter by May 29. The Board is encouraged to call more people asking them to run for the Board positions.

It was noted that the West/Powers problem has reverted to its previous situation - the tent is up again on land across the creek, the horse is grazing on other people's property, the vehicles are parked again on Schilling's land, and the culvert is plugged. Dennis suggested that the Board have Rebecca find out what the original agreement was that they signed and agreed to. It was felt they need to be prodded again by the attorney, as this was the only way the Board got action before.

NEW BUSINESS

Discussion concerned the absence of Board members from scheduled meetings. When members must be gone often, the Board feels they lose continuity and touch, and the ability to contribute as Board members. It was suggested the Board be enlarged to cover the times that members must be absent. No action was taken. The consensus was that when members have to be absent more times than expected, the President talk with them and see if they want to resign for the time being, and then run again later on when they can attend more meetings.

The CHVFD Fire Days will be August 8, 1987.

Next Board meeting is at 9:00 a.m. at the Glen Haven Community Building, Saturday July 25, 1987. Note the earlier time.

Respectfully submitted,

Carol Fulton

Carol Fulton, Recording Secretary

RETREAT LANDOWNERS ASSOCIATION

TREASURER'S REPORT 3/2-4/28/87

INCOME			EXPENDITURES		
Reg Chk Bal	3/2/87	9,692.40	3/7/87	(RM) Ray Tallman(Snow Plowing)	345.00
Interest	2/27/87	24.87	3/7/87	(ER) Graham Fowler(Mileage)	16.00
			3/7/87	(ER) Jim Piersel(Mileage)	9.00
Transfer from:			3/7/87	(ER) Jim Persichetti(Mileage)	21.60
MMDA	3/13/87	1,900.00	3/7/87	(RM) Graham Fowler(New Sign)	23.99
Assessments	3/16/87	720.00	3/7/87	(OS) Marcella Bicknell(Postage)	26.40
Assessments	3/30/87	962.50	3/7/87	(SS) Carol Fulton (Bd Mtg)	20.00
Interest	3/31/87	37.44	3/11/87	(AC) Joseph E. Odstrcil,CPA	
Assessments	4/13/87	<u>550.00</u>		(Audit and 990)	180.00
	TOTAL	13,887.21	3/17/87	(MS)(TLP) Mtn. Bell	
Less Expenditures		<u>8,135.87</u>		(Firehouse Teleph.)	55.03
Reg Chk Bal	4/28/87	5,751.34	3/23/87	(RG) Wagner Equip. Co.	
MMDA Bal.	3/2/87	11,892.62		(Backhoe Purchase)	7,000.00
Interest	3/4/87	47.30	3/27/87	(LG) Elliott & Neuswanger PC	59.82
Interest	4/9/87	<u>47.25</u>	4/16/87	Ray Tallman	324.00
	TOTAL	11,987.17	(3hrs)	(RG) Maintenance	30.00
Less Transfer to			(17hrs)	(RM) Grader&Backhoe	170.00
Reg Checking	3/13/87	<u>1,900.00</u>		(RM) 6 Barrels @3.00	18.00
Balance	4/28/87	10,087.17		(PB) Tree Removal	100.00
				(PB) Chain Saw @	
COMBINED BALANCE				2.00/hr	6.00
BOTH ACCTS	4/28/87	15,838.51			<u>324.00</u>
			4/23/87	(MS)(TLP) Mtn. Bell	
				(Firehouse Telep.)	55.03
				TOTAL	8,135.87



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING July 25, 1987

The meeting was called to order by Vice-President Tom Fulton. All members were present except President Graham Fowler. Also present were Terri and Erin Morris, and Dennis Bicknell, ACC Chairman.

SECRETARY'S REPORT

The secretary's report was approved.

TREASURER'S REPORT

Dick presented the annual statement of cash receipts and cash disbursements for the twelve months ending December 31, 1986.

He also presented the treasurer's report from January 1 to June 30, copy attached. He explained that since July 1 st he has had the following expenditures: four culverts of 20' lengths, additional work and labor for Rock, Dale's Excavation for work done in November, and legal expenses. Copy attached.

Dick feels the Retreat is in good financial shape for the rest of the year. There will be some legal expenses and telephone bills, and some maintenance on the road machinery, but the finances will cover them. It was moved, seconded, and passed to accept the report.

ACC

Dennis reported the ACC has approved five cabin applications - all for permanent homes. Dr. Ward has built a very nice dog run and will be building a garage. (Lot 11, Filing 2). Haden's house on Dunraven Glade (lot ? Filing 3) has been approved. Dennis said the ACC is going to try to get them to revamp their driveway as it seems too high. A cabin for the Bachalis (lot 55, Filing 1) has been approved. Greg Martin will build it. The ACC has also approved a "Manufactured Home", the first of its kind in the Retreat. Dennis showed the floor plan to the Board, and said it will be built on a full basement. It will be built on lot 12, Filing 3 on Dunraven Glade Road. Since this building meets all the County codes, the Board agreed with the decision of the ACC.

Dennis mentioned that in applying for loans, the applicants in the Retreat are asked to get a certificate that the RLA is in good standing with the Secretary of State. Dennis and his son made a new map of the Retreat indicating all the cabins and the names of the landowners. They will give it to the GHVFD for reference when needed. It is a beautiful map. (secretary's comment!)

Dennis reported that both Greg Martin and John Barlow have contracted to build cabins and houses starting in September. At the present time there are 75 cabins that are finished on the outside, four at the footing stage, and two to start work on in September. He said there are now 23 permanent resident families in the Retreat.

Jim Piersel asked if it would be possible to build a gazebo to use with their motor-home. Discussion brought out that as long as it is kept up there should be no problem.

ROAD REPORT

Rock sent a letter to be read at the Annual Meeting. It was not necessary to read it at the Board meeting as Dick had already explained the road work and machinery maintenance in his treasurer's report. Two culverts will be installed on Streamside Dr. near Powers/West, and some work will soon be done on Bulwark Ridge Dr.

ENVIRONMENTAL COMMITTEE

Jim Persichetti reported he conferred with Rock about the progress of cutting and treating the trees infested by the Douglas Fir Beetle. He has cut and removed 140 of these trees. Rock can cut and remove four trees an hour. The Retreat pays him \$10 an hour for cutting and treating the DFB infested trees. He is being paid for his actual labor of cutting and spraying, and is being reimbursed for his out-of-pocket expenses such as chain sharpening, Lindane, and gas to run his chain saw. The removal of the trees is part of his lumber business. He is setting up his mill and looking for a site near Drake. He will remove the trees which have been killed by the Spruce Budworm at his own expense.

Jim noted that in setting the 1988 budget we must come up with an evaluation of how many trees we have to treat. There are about 1500 to 2000 infested trees in the Retreat, not including the trees infested and killed by the Spruce Budworm. The concentration at this time is only on the trees affected by the DFB. Jim feels the entire project cannot be done in one entire year, and hopes to be able to get 25% to 30% of the problem cleared up each year, then keep abreast of the problem. He reported that the Douglas Fir Beetle is very active in the Retreat at present, and the

BOARD OF DIRECTORS MEETING

July 25, 1987

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Forest Service has reported that the Mountain Pine Beetle is now more active. Both beetles are attracted to the trees under stress from the Spruce Budworm. Jim reported that the Forest Service report on the Spruce Budworm egg mass counts in August and November 1986 were low, but that at a recent bud sampling of 200 buds, we have a 3 $\frac{1}{2}$ % infestation in the upper end of Miller Fork Creek on the northface slope. If the infestation exceeds 3 $\frac{1}{2}$ % to 5%, the Forest Service recommends aerial spraying again in 1988. It will be determined by the August and November egg mass count this year. Jim feels at this point the Retreat should spend around \$1200 to \$1500 a year for the cutting and treating of the trees infested by the Douglas Fir Beetle. He reminded the Board to consider also the amount that will be needed for spraying if the Spruce Budworm egg mass count is up.

State law prohibits people from using infested untreated trees for firewood or rough sawn lumber. This is why we must treat the Douglas Fir Beetle trees. This will hold true for the Pine Beetle, as well.

Jim explained the similarities and differences of the Pine Beetle and the Douglas Fir Beetle. The DFB will start turning the tree a rust red somewhere in February or March. The color goes directly from green to rust red. The MPB turn the trees to a straw color in June and July. The beetles are similar in color and shape, the DFB is darker in color and more slender in shape, about 3/8" long. Flight patterns are similar, DFB earlier, and trees should be sprayed in April, the MPB by August 25.

Discussion returned to having others than Rock cut the trees. Jim said three owners have indicated they have relatives who will cut on their lands. Bill Morris agrees with the idea of one person coordinating the cutting of trees, as it will make it easier to know when outsiders are cutting. He would like to cut for firewood, so will coordinate with Rock. Jim will make maps and a list of the lots on which permission has been given, and give copies to the Board members so they will know if the woodcutting they may see is legal.

It was suggested that the next Newsletter have a map with a sketch showing the heavily infested areas, so members living far away would know what the Board is talking about. Bill suggested having before and after pictures in the Newsletter to show the difference in how beautiful the areas are which have been cleared of infected trees. Jim alerted the Board to the Forest Service report that the Pine Beetle is not of epidemic proportions as yet, but should it become so, they can declare an Act of Condemnation which will order the affected trees to be cut and taken out without further access permission.

ASSESSMENTS

Dennis reported there are two unpaid assessments for 1986, Brassard and Schnell. There are four unpaid assessments for 1987 - Brassard and Schnell (leins are on their properties for both years) and Duncan and West. Leins will be placed on the Duncan and West properties if not paid in one week. So there are \$350 of unpaid assessments.

UNFINISHED BUSINESS

Bill was concerned about a letter written to Dennis from Greg Carner which was misleading, concerning the solar collectors on Greg's roof. He clarified the conversations he had with Greg, which were entirely different than what Greg had indicated. After some discussion regarding the various projects Greg has said he was going to do, it was decided that Dennis write a letter to him to give him a timetable to get him to finish his projects already in the works before starting a new project. Concerning the Goodkin/Schoeberlin problem, it was noted that Mrs. Schoeberlin has put a chain across the driveway. The three lawyers are still working on the problem. Dennis explained that he has talked with John Easley, Mr. Goodkin's lawyer, and that Rebecca has written to him to get him moving on the problem. Dennis will ask Rebecca what is happening. Bill wondered if a court order could be sent through the mail to Goodkin to get him to remove the shack. Dennis said that when the Board asks someone to do something, the landowner says he will and then doesn't, it depends on the patience of the Board. There are procedures the Board follows, and we are now in the lawyer stage with this problem. Jim Persichetti told Bill that the Board decided at an earlier meeting to let the problems of the driveway and corral be taken care of by the lawyers for Goodkin and Schoeberlin, because there is concern over just where their boundary line is. But the problem of the corral set-back from Dunraven Glade Rd. will be an RLA concern to bring Goodkin in compliance with the Covenants, and one condition is his removal of the tarpaper shack. It was suggested, since the shack was there when Mark bought the property, that problems of this sort be taken care of before new owners take over, as conditions for the sale. Jim Persichetti asked that a letter be sent by Rebecca to the County Commissioners saying that we are a governing body, and apprise them of the Covenants and By-laws, and asking for input from them when there is a variance or rezoning application. Some discussion was held regarding assessments in the Retreat. All the RLA lots were assessed the same, and Jim protested to the Commissioners that not all the lots are the same, some without good building sites, and that the lots are of various sizes. He felt there are favorable feelings from the Commissioners, and that they are now aware of the differences in the Retreat lots. Most of the Board members

BOARD OF DIRECTOR MEETING

July 25, 1987

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reported their adjustments have been reduced. There was concern that the County Planning Department is overstepping its bounds. Dennis will be attending their next meeting and will call attention to their actions in the Retreat. There was a question as to where RLA members can fish on Miller Fork and Black Creek. There are two signs on the river. Tom explained that lots 40 and 41, Filing 2, are owned by Jack Baggley. There is an Indian group who are camping on his land, observing religious Indian rites. He has given permission and blessing for their observances. Tom suggested that Jack put up a sign explaining about the Indian ceremonies and to respect them, which Jack has apparently done. It appears that Jack doesn't understand that the trail through his property is public. Dennis will have Rebecca write a letter to Mr Baggley explaining the law concerning the Miller Fork Trail, and remind him the trail is not his, but public. The other sign (Graham Fowler's) was carefully worded "Keep on trail - No Fishing" to keep outsiders off. Dennis said that all RLA members who have structures should go to the Larimer County Courthouse and get their work sheet so that they are sure the base is correct, so as to be ready for the next assessment.

NEW BUSINESS

A card was received from Mountain Bell requesting our federal ID number. Jim Pierson thanked the Board for his several years of working with them. Bill Morris would like to sit in on as many Board meetings as he can.

ELECTION OF BOARD MEMBERS AND OFFICERS

During the Annual meeting, Duke Sumonia, Tim Stoltz and Dice McKnight were elected to the Board. After the Annual meeting the new Board met, electing Graham Fowler as President, Tom Fulton as Vice-President, and Dick Weinmeister as Treasurer.

Next meeting will be held August 22, 1987, at 9:30 a.m. at Weinmeister's cabin.

Respectfully submitted,



Carol Fulton, Recording Secretary

TREASURER'S REPORT

July 1 - 25
1987

INCOME

Assessments 55.00

EXPENDITURES

(RM) PASCO - culverts
4 20' lengths - 12"
3 couplings 323.21
(LG) Elliott & Nuewager 150.98
(RM) Dales Excavation
7 loads of road base on
Elkridge Dr. (a) \$25 175.00
(TS) Clines Trout Farm 750.00
(RM) Ray Tallman 26 hrs. 260.00
(RG) Ray Tallman 9.5 hrs 95.00
1754.19

Reg Checking Bal. to date 2291.35
MMDA Bal. to date 10221.91



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT

1/1 -- 6/30/87

		Expenditures	
Reg Checking Bal 1/1/87	\$2035.60	(ER) Expense Reimbursement	144.05
Interest Jan-June	148.40	(LG) Legal Expenses	390.72
Assessments	9782.59	(AM) Annual Meeting	220.00
Transfer From MMDA	1900.00	(OS) Office Supplies	222.11
Promissory Note from VTN	<u>3920.00</u>	(TX) Property Taxes	70.78
Total	17786.59	(RG) Purchase backhoe	7000.00
Less Expenditures	<u>-13796.05</u>	(RG) Maintenance of grader	321.49
Reg Checking Bal 6/30/87	\$3990.54	(RM) Road Maintenance	1463.69
		(SS) Secretarial Services	360.00
MMDA Balance 1/1/87	\$10444.23	(MS) Miscellaneous	
Interest Jan-June	280.98	Insurance	1967.00
Assessments	<u>1350.00</u>	Spruce Budworm	485.00
Total	12075.21	Firehouse public phone	356.21
Transfer to Reg Check	<u>-1900.00</u>	Surveying	500.00
MMDA Balance 6/30/87	\$10175.21	Corporate Filing Fee	5.00
		Accounting	180.00
		Membership Dues	<u>110.00</u>
		Total 1/1-6/30/87	\$13796.05

Combined balance

Reg Check \$3990.54

MMDA 10175.21

Total 6/30/87 \$14165.75

Submitted by

Richard Weinmeister
Treasurer



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

August 22, 1987

The meeting was called to order by President Graham Fowler. All members were present. Also in attendance were I.B. Muller, Joan Weinmeister and Dennis Bicknell, ACC Chairman.

SECRETARY'S REPORT

The Secretary's report was approved with the notation that the sign "Keep on trail- no fishing" is not Graham's, as indicated.

ROAD REPORT

Dick reported that the new culverts haven't been installed yet on Streamside Drive. Repairs on the backhoe will be done by Dick and Rock in the fall. It was noted that the recent rains have made the roads pretty rough, but that grading should get them in order.

Tim questioned the overflow that happens every winter at the intersection of Streamside and Black Creek. Rock has that problem pretty much under control. It was noted that John Barlow has about three dams on Black Creek in that area. It's been called to his attention that the dams contribute to the problem, but at the moment no one knows if he's done anything about them.

ENVIRONMENTAL COMMITTEE

Dennis said he has sent those survey questionnaires which have been returned, to Jim Persichetti.

Tom brought a specimen of Cocklebur to the meeting. He explained that in conversation with Bob Lindsay (who lives at the Retreat front entrance) he understood that Larimer County has an ordinance against stands of the Cocklebur as well as Canada Thistle; that the County will notify the landowners when these noxious weeds are discovered on their land, and give them 12 days to spray, or the County will do it at the landowner's expense. Discussion concerned whether it is a Retreat concern, or up to the individual landowner, whether the Retreat should spray the common areas, whether there is money budgeted to meet this concern, what should be done for the absentee landowners, and whether 2-4D spray which is now legal, would kill other vegetation, or is specific to these weeds. The consensus of the Board was that at present the concern and spraying is up to the individual landowner. Tom will go to the County Courthouse to find out about any ordinance or other information pertinent to this problem.

In other environmental concerns, Graham noted that recent newspaper articles have told of the return of the Pine Beetle. He feels the Retreat will have a three-fold problem next year between the Pine Beetle, the Douglas Fir Beetle, and the Spruce Budworm. Duke asked if the questionnaire he signed years ago concerning the cutting of Pine Beetle trees is included in the recent questionnaires Jim Persichetti sent out. The answer, after some discussion, was probably not, and those who responded years ago should be heard from, as an update to the list Jim is compiling. Graham said that Jim suggests \$1200 to \$1500 for the cutting and treating the Douglas Fir Beetle trees. This is what the Board will have to budget for Rock's work. The cost of spraying for the Budworm was near \$6000. Duke said that he heard that the Forest Service is planning to spray; they seem to feel it is necessary. This indicates to the Board that the problem could soon become serious. It is hoped that Jim will soon get maps to the Board showing the areas on which permission has been given for woodcutting.

ACC

Dennis reported that the committee has approved a garage for Hugh Beckham (lot 41, Filing 1). No other applications have been received.

Graham reminded the Board to set a good example for the membership, by following the Covenants and By-laws.

TREASURER'S REPORT

Dick passed out the treasurer's report; he explained the expenditures and said there are no anticipated other expenditures. The report was approved. Copy attached.

UNFINISHED BUSINESS

A. Schoeberlin/Goodkin

Dennis reported that Rebecca is arranging a meeting between Mrs. Schoeberlin and Mark Goodkin and their attorneys so they can all meet face-to-face; she wants to have it the week of August 24 - 29. Graham read a letter from Mrs. Schoeberlin in which she said she intends to move her driveway, when she can find someone who can do it reasonably. Dennis explained the background of the problem to the new Board members: Mrs. Schoeberlin bought the triangle of land on which her driveway is located, from Mr. Goodheart, the original owner of Mark Goodkin's property. The Retreat has a copy of the transaction, but the survey and description were not filed with the County, as should have been done. The Retreat has resurveyed, since the problem arose, and the Board is trying to get the two parties to settle the problem between themselves, using the Retreat's survey. Several deadlines have been set, and not met by both Goodkin and Schoeberlin. Dice suggested setting a deadline with a penalty if they don't comply. Graham explained the steps the Board goes through in trying to resolve problems such as this - to try to fix the problem in a neighborly manner, then send letters through the attorney, and the final step is court action. With the Schoeberlin/Goodkin problem we are between the letter and court action, and have given them some slack because they have indicated they realize there is a problem. At present Mrs. Schoeberlin says that she will move her driveway, but there has been no action on Mr. Goodkin's part. Dennis said there is a written agreement from Goodkin and his lawyer that they will take care of the matter, but to date nothing has been done. Duke asked if there is a health problem with Mark's corral being so close to the stream. Tom will check on this matter when he is checking on the noxious weed problem. Tim asked the Board to encourage Rebecca to get this problem resolved.

After a great deal of discussion it was moved and seconded that Mark Goodkin be notified that if his shack is not removed or torn down within 60 days that the Board shall immediately proceed with legal recourse or remedies as specified in the RLA By-laws and Covenants. Passed. Dennis and Graham will both talk with Rebecca to let her know the Board's wishes and to find out what is happening with the Schoeberlin/Goodkin situation.

Dennis advised the Board that Rebecca did send a letter to the Larimer County Planning Commission explaining that the Retreat is a governing body, and apprising them of our Covenants and By-laws. She will send a copy of the letter to Dennis.

B. MATLOCK

Discussion concerned Al Matlock's mess which Duke sees from his deck. Graham will check his records and bring letters concerning Board action with Al to the next meeting.

Dennis said the Board has always backed up a landowner's complaints. If a member complains, the Board will write letters or do whatever is necessary to resolve the problem. Graham said we deal with each problem as it arises.

NEW BUSINESS

Sam Carlin and Dave Floyd from Electronic Endeavor from Estes Park, gave a presentation regarding a cellular mobile phone system. It was suggested they talk with Jim Boyd who is trying to get phones installed in his area.

I.B. Muller gave a follow-up report on the potluck. There were 102 people present, 27 people took part in the program, and 10 were on the planning committee. He said the reservations received were pretty much equal to the attendance. Tom asked to have the question to the membership in the next Newsletter, "Do you want an indoor potluck, or an outdoor picnic for the next year?". Tim will put it in this next issue, and then again in the spring.

I.B. also had made a motion at the annual meeting that the Board of Directors appoint a committee to study the feasibility of erecting an RLA Community Building. The motion passed and he was appointed chairman of the committee. He reported that the other members are Don Hayden, Jim Persichetti, John Barlow, Bill McDonald and Ron Bachelli. Each has been assigned certain areas to investigate. Their meetings will be held by letter over the winter, since Mullers are in Florida at that time. Graham noted that the previous Board has expressed an interest in the area around the Firehouse.

The Board expressed its thanks to I.B. for all his work.

Marvin Gee's motion at the annual meeting concerning groups camping for periods of time was discussed. After lengthy discussion, bringing out the points that the Retreat Board should be informed in advance when groups will be camping for lengths of time, that a one-night stand of 80 people could be as damaging as a group of seven for several weeks, Tom was asked to check with the proper authorities at the Larimer County Courthouse to determine their existing policies. He

BOARD OF DIRECTORS MEETING

AUGUST 22 1987

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will let Graham know, and Graham will contact Rebecca for advice on how the Board should proceed.

In other new Business Duke asked if a sign identifying Dunraven Road could be placed at the entrance. It was suggested that Duke call the County and see if they'll put one up.

Mention of donations to the GHVFD was made. Dick said the department usually brings its requests for Fire Department needs, and the Retreat tries to help.

Duke mentioned the possibility of eventual joining of the Retreat Association and the Glen Haven Association. He suggested a joint meeting of the two boards. Another lengthy discussion on this matter brought out that the larger a community gets, the less community spirit there is; that if the two entities joined, the Retreat would probably end up paying the bills, as the Glen Haven community seems to consider the Retreat as having "deep pockets"; the Retreat will have enough on its hands as the Retreat grows; the long-range planning that the Retreat is doing concerns the Retreat and not Glen Haven. Dennis suggested trying to work with the Bulwark Ridge Association - in our agreement with them there are some very specific guidelines. Duke will investigate further on his own.

The question of grading Dunraven Glade Road arose. It is a county road. Dice said the more calls the county gets, the quicker they will grade the road.

Dennis' son has prepared duplicates of the big map shown at the annual meeting, which he is offering for sale at \$6.00. The map is 36" x 48".

The idea of advertizing in the Newsletter was again brought up. It was moved and seconded that we sell advertizements in the Newsletter, and that the editor establish the rates. The motion failed.

At the next meeting the Board will set the budget and assessments. The meeting will be held at 9:30 a.m. at Dice McKnight's cabin on Fisherman's Lane on Saturday November 7, 1987.

Respectfully submitted,



Carol Fulton, Recording Secretary

TREASURER'S REPORT 8/21/87

Expenditures

Beginning Balance--		7/25/87	Carol Fulton		
Reg. Checking 7/25/87	2291.35		(AM) Supplies	5.74	
Interest 7/30/87	15.19		(SS) Board Mtg.	20.00	
Assessment 8/15/87	55.00		(SS) Annual Mtg.	<u>20.00</u>	45.74
Return from I.B. Muller	.70		Marcella Bicknell		
	<u>2362.24</u>		(OS)	225.81	
Less Expenditures	1068.90		(SS) 3rd Qtr.	<u>150.00</u>	375.81
Balance 8/21/87	<u>1293.34</u>		Jim Persichetti (ER)		26.60
			Jim Piersel (ER)		9.60
		7/27/87	Gould Auto Parts (RG) Hyd-Hose		7.77
		7/28/87	Mountain Bell (TLP)		68.12
Beginning Bal.--MMDA		8/21/87	Elliott & Neuswanger (LG)		130.14
7/25/87	10,222.91		Mountain Bell (TLP)		68.06
Interest 8/5/87	45.71		The Printery (OS)		67.98
Balance 8/21/87	<u>10,268.62</u>		Ed O'Dell (PM)		269.08
					<u>1068.90</u>



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

November 7, 1987

The meeting was called to order by President Graham Fowler. All members were present. Also in attendance were Rock Tallman, Road Chairman, Dennis Bicknell, ACC Chairman, Jim Persichetti, Environmental Committee Chairman, John Barlow, GHVFD Board President, Charlene McKnight, Marta Vanderschow, and Mary Stallings, Agronomist, Natural Resources Department of Larimer County.

SECRETARY'S REPORT

The secretary's report was approved with corrections of misspelled words and typographical errors.

GHVFD

John Barlow explained the type of pagers and the need of more of them for the GHVFD, and asked that the Retreat Board sponsor the purchase of at least four pagers totaling \$1400.00. The Board tabled the request until the budget deliberations later in the meeting.

ROADS

Rock explained that the Retreat roads have all been gone over and are in good condition except for a few spots that are "washboardy", due to the dry weather. The culvert on Streamside Drive near Weinmeisters is in, another will be put in later on, near River's place (Filing 1, lot 24) also on Streamside Drive. Several ditches on Bulwark Ridge Dr. and Copperhill Road need to be redone.

He explained the maintenance required on both the backhoe (hydraulic leaks, steering very sloppy, bushings need replacing, hydraulic dip stick replacement, welding on the bucket and a few other cracks) and grader (small amount of welding, a new seat cushion, some leakage in the engine oil and hydraulic oil, and work on the clutch). Backhoe repair should take first priority.

Rock asked if it is wise to set aside money each year to accumulate for maintenance. Estimates for maintenance and addition dirt for next year were discussed. Thoughts included using Dale's Excavating when he is already working in the Retreat to help haul dirt from the fire house area to where Rock would be working. This would be less expensive than having dirt hauled in from outside, as was done last year. Rock said it takes eight to ten hours to grade the Retreat. Road maintenance includes snow plowing, grading and road repairs. Dick explained that \$350 is still set aside for the remainder of 1987 for road maintenance, and that seems to be sufficient at this time. He suggested only snow removal be done for the rest of the year.

Discussion revolved around Streamside Drive beyond the back entrance, and the easement arrangement out to County Road 43. One of the landowners is lining rocks along the road, causing it to become increasingly narrow. It was moved and seconded that the Board contract to survey the easement, and said results be mailed at the Board's expense, to the adjoining property owners, with an invitation for their comments, as approved by Rebecca. Passed. This survey may be done by the County. More discussion involved the Forest Service survey of the Miller Fork Trail and the old wagon trail road (back entrance). Rebecca will get copies of the appeal decision when the RLA and Dennings were disputing over its use. Graham will make sure that a copy will be in the Newsletter so the membership will be clear on the use of the trail.

ENVIRONMENTAL COMMITTEE

Tom introduced Mary Stallings, Larimer County Agronomist from the Department of Natural Resources, who explained the various noxious weeds in our area, and how they should be controlled. Canada Thistle, Leafy Spurge, Knapweed, and Cockle-burr were those which were mentioned. Control involves using the new herbicides which are better biologically than earlier ones, using broadleaf-sensitive herbicides as they are systemic and would control the perennial weeds. Mrs. Stallings said spring, before blooms form, is a good time to spray, but fall is the best time when the plants get a flush of new growth. The herbicide would have a chance to work into the roots over the winter. She said there are no county restrictions on spraying. Discussion concerned establishing a pest control district. Jim has been working with the Forest Service in relation to the tree insect problem. This seems to be more in their province than that of the Department of Natural Resources. Their major concern is that of weed control, not tree pests. Jim explained to Mrs. Stallings the map showing which landowners are allowing the treating of infected trees. After more discussion, Dennis told how the Retreat has been successful in

fifteen years in overcoming tree pests (Pine Beetle, Spruce Budworm, and Douglas Fir Beetle), by educating the membership. Mrs. Stallings said the Forest Service and the National Park Service are trying to educate the public about the noxious weeds and their impact on wildlife. She suggests that the Retreat insist upon clean earth moving equipment and clean road material, so as not to introduce noxious weeds into the area. She also suggests that the Retreat obtain "Weeds and Poisonous Plants of Wyoming and Utah", and identification book. Tom will order it for the Retreat. She stressed that the Board continue to educate the membership in the identification and control of noxious weeds, and that such identification and control be largely the individual landowner's responsibility. She suggested that the landowners write to the County Commission asking that the noxious weeds along the County roads be sprayed. She said the more people that contact the Commission, the quicker it will be done, as they respond to public pressure.

When Jim explained that the members of the Environmental Committee are Jim and Rock, Graham appointed Tom and Tim to the committee with their concern to be the noxious weeds. Jim asked for information on herbicides from Mrs. Stallings.

In other Environmental concerns, Jim reminded the Board of the copies of the map and his letter listing the lotowners' preferences concerning woodcutting, which all Board members have received. Forty-three lot owners have given permission to Rock to cut and remove Beetle infested trees, and cut and remove dead trees from previous infestation. Forty-one lot owners have indicated they want to cut their own trees, and six of them have asked to have the Beetle infested trees cut and treated but not removed. One lot owner in Filing 3 wants nothing done; wants nature to take its course. Tim accused the GHVFD for abusing their privilege of woodcutting in the Retreat. He said that in 1985, according to a GHVFD board member, twenty-five cords of wood were taken out of the Retreat, but that no dollar amount was recorded in the GHVFD treasurer's report. Jim acknowledged that there may have been some individual firemen who abused the access privilege, but noted that the biggest abuser was a professional woodcutter, who had permission to cut on lots 10 and 11 in Filing 3, but also went on lots 12 and 13, causing a lot of problems. Apparently he went into Glen Haven and Estes Park bragging that he could cut anywhere in the Retreat that he wanted. Graham, Tom and Rock have seen the same person in the Retreat this year. Rock has spoken to him, and said he had to run him off, but thinks he has the woodcutter straightened out on that. Jim explained that the GHVFD no longer has permission to come into the Retreat to cut wood. Rock is the only one with permission and approval of the Board to cut and remove trees in the Retreat. This was decided at the May 2nd, 1987 Board meeting, was explained to the membership in a Newsletter, and explained at the Annual Meeting July 25, 1987, and in the minutes of that meeting. Jim said there may be others cutting trees because individual landowners have given permission, and those that Jim is aware of, are noted in his recent letter to the Board. Jim stressed that the only people who know which lots have access to woodcutting, are the Board, Rock, Jim and Dennis; that no one else should have that information. After lengthy discussion, Jim expressed his belief that the woodcutting problems have been handled in the best fashion that could be devised. The consensus of the Board is that this is true, and that whatever misunderstandings which have arisen, have been due largely to the fact that the landowners involved have not read carefully those portions of the annual minutes and the Newsletter dealing with this problem. President Graham commended Jim for his several years of concentrated and persistent efforts to remedy the tree pest problems. He asked Jim to prepare an article for the next Newsletter to clarify the apparent misunderstandings which some landowners have. Jim noted that any member of the RLA can sign a complaint against an individual making an illegal woodcutting with the Sheriff's Department. Since the members present at this meeting know what lots are accessible, Jim asks they be especially alert to outsiders coming in.

Duke, as a member of the GHVFD Board, will see that they understand they are not to cut in the Retreat for GHVFD profit, as was the original arrangement. He will explain the RLA's arrangement with Rock. Rock asked that the Newsletter contain a request to the membership to give written permission to those individuals other than Rock to cut wood on their land. These people who are cutting are responsible to present this written permission to Rock when requested. He has had problems with the woodcutting procedure; his understanding being that he has permission to cut on designated property, only to discover that his cutting has been removed by someone else.

ACC

Dennis reported the submission of plans of homes for Bachali (lot 55, Filing 1) and Crandell (lot 44, Filing 1), which will probably be approved soon. Approval was made of Beckham's house (lot 41, Filing 1).

He reported that Andrew Bicknell has sold 70 copies of the new map of the Retreat, and the original is in the Retreat files. A copy of the new map is in the private area of the Glen Haven Post Office for the postmaster's information.

Questions involved what Al Matlock is planning to do with the excavation he's done behind his place. No action is necessary as yet.

Discussion revolved around building small ponds with diverting the water. Tom

reporting on his investigation in this matter, read a statement from John Scherschitz, Section chief for permits and enforcement of water quality control division of the State Health Department. He said, "There is no state or county statute or ordinance prohibiting the diversion of small streams to make a small pond, similar to the ones we have along Dunraven Glade Road. A nation-wide blanket permit has already been issued so that anyone can do this." Dennis reminded the Board that if a pond is to be built in the Retreat, it is necessary to have ACC approval.

Dennis encouraged the Board to get other RLA members involved on the committees which can make decisions or recommendations, so the Board members can be the committee chair, and report at the Board meetings. He said there are 132 members who have the 80-zip code, so there are many landowners nearby who can help do the work. This would help the membership understand the amount of work that goes into running the Retreat, and would help shorten the Board meetings by using the reports.

Tim reported that Jim Boyd heard from Mountain Bell. It will be two to three years before they will be coming into the Retreat. Jim will apprise those whom he has contacted, that all the relay circuits are at capacity, and that the carrier transmission link needs to be installed. This will cost around \$8500 for twenty-four lines. Jim intends to ask for financial help from those landowners, and from the RLA Board.

TREASURER'S REPORT

After Dick explained some of the items in the report, it was moved and seconded to accept the treasurer's report. Passed. Copy attached.

UNFINISHED BUSINESS

A. Graham read a letter from Mark Goodkin, and Rebecca's response. Rebecca suggests that we let her deal with Mark. The Board concurs.

B. Guest Policy - Tom spent several days looking into the problem with various County offices, and passed out some papers concerning the procedures the County has set up. Graham has talked with Rebecca and she says to follow these procedures as set up by the County. Duke also circulated a notation from Crystal Lakes Road and Recreation association, for the Board's information.

C. Tim presented a letter from Maggie McDonald regarding the death of her dog Katie by Besson's dogs. She asks that those who are harrassed by dogs not under their owners' control, call the Larimer County Control Office - 226-3647. A copy of her letter will be in the next Newsletter.

NEW BUSINESS

A. 1988 Budget - After lengthy discussion, it was moved, seconded and passed to set the 1988 budget at \$16,060.00. Copy is attached. It was moved, seconded and passed to set the RLA assessments at \$85.00 and \$35.00 for Bulwark Ridge members. An article in the Newsletter will explain to the membership the need for the raise in assessments, so they will be educated as to where the money is going.

B. GHVFD Donation - It was moved, seconded and passed to donate \$500 from this year's budget, and \$500 from next year's budget to the GHVFD.

C. 4-H Group - Tim explained about the new 4-H group being formed in the area from the top of the switchbacks to "Rainbow Ranch" on County Road 43. Includes the children of the Retreat. Part of their work will be environmental work in the Retreat. Tim moved for a \$100 donation from the Board for this group. It was seconded and the motion passed.

D. Tom will reserve the Glen Haven Community Building for the Annual meeting on July 30, 1987.

E. Graham's new address is 1234 Winslow Circle, Longmont, CO 80501, telephone 651-2258.

Next meeting will be January 16, 1988 at 9:30 at Duke Sumonia's place.

Respectfully submitted,

Carol Fulton

Carol Fulton, Recording Secretary

FOR 1988

		Actual Thru 10/31/87	Est. Additional Thru 12/31	Total of Actual and Est. 1987	Estimated Budget 1988	Changes	Final Budget
(ER)	Expense Reimbursement	192.25	75.00	267.25	275.00		275.00
(LG)	Legal Services	703.21	100.00	803.21	750.00		1000.00
(MT)	Annual Meeting	225.74	--	225.74	225.00		225.00
(OS)	Office Supplies	751.98	50.00	801.98	800.00		1000.00
(TX)	Property Taxes	70.78	--	70.78	75.00		75.00
(RG)	Grader and Backhoe Repair	669.38	100.00	769.38	750.00		2750.00
(RM)	Road Maintenance	3943.25	350.00	4293.25	4000.00		4000.00
(SS)	Secretarial Serv.	720.00	20.00	740.00	750.00		750.00
(TS)	Trout Stocking	750.00	--	750.00	750.00		750.00
(PB)	Spruce Budworm	485.00	--	485.00	500.00		1500.00
(AC)	Accounting	180.00	--	180.00	180.00		180.00
(MD)	Membership Dues	110.00	--	110.00	110.00		110.00
(TN)	Insurance	1967.00					2000.00
	Corporate Filing Fee	5.00	--	5.00	5.00		5.00
(TEL)	Firehouse Teleph.	628.51	135.00	763.51	840.00		840.00
	Surveying (Goodkin)	500.00	--	--	--		
	Backhoe Purchase	7000.00	--	--	--		
	GHUFD	--	--				500.00
	Misc.						100.00
TOTAL				10765			16060.00