

Retreat Landowner's Association, Inc.
Board Meeting Agenda
January 20, 2007
9:00 A.M., Kent Mills, 644 Copper Hill Road

- 9:00 Call to order
Adopt agenda
Approval of November meeting minutes
Landowner comments
Board member comments
- 9:15 Reports
a. Treasurer
b. Assistant Treasurer/Corresponding Secretary
c. Architectural Control Committee
d. Roads Committee
e. Environmental Committee
f. Nominating Committee
g. Communications Committee
h. Dunraven Glade Committee
i. Policy Committee
- 9:30 Unfinished Business
a. Larimer County address change update
b. Approve RLA policies as amended by attorney
- 9:45 New Business
a. Firehouse/community building update (Mike Keefe)
b. Road plan (a discussion on the recent blizzards (what worked and what could be improved upon) and where do we go from here.
- 12:00 Adjourn

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – January 20, 2007 @ 9:00am
Kent Mills Residence – 644 Copper Hill Road

Attending: Graham Fowler, Dick Boggs, Ralph Brethauer, Frances Cunningham, Mark Lee, Kent Mills, Rob Squire

Also Attending: Jack and Verna Heidebrecht, Anita Meis, Peggy Burch, Jan Ricker, Charlotte Besson, Elke Boggs, Nancy and Tommy Dunavan, Jim Boyd, Duke Sumonia, Gordon Nuttall, Jeff and Paula Shimek, Steve Childs, Mike Keefe

The meeting agenda was adopted and the minutes of the previous board meeting held November 18, 2006 were approved as submitted.

Landowner Comments: Charlotte Besson expressed gratitude to all who helped in clearing the tremendous amount of snow received.

Board Members Comments: President Graham Fowler praised the snowplowing efforts and participants.

Treasurer's Report: Anita Meis submitted the year-end financial report which was accepted and approved. It was moved seconded and carried that \$50 gift certificates to the Inn at Glen Haven be given to those who helped significantly in the snow removal.

Assistant Treasurer's/Corresponding Secretary's Report: Three properties sold since November's report decreasing the number of landowners by one to 223 owners. Assessment notices were sent December 27, 2006 and 97 assessments have been received and deposited.

Roads Report: Dick Boggs recommended a plan be initiated for emergency procedures, etc. when it snows 2 feet or more.

Communications Committee Report: The newsletter was distributed electronically to 92 landowners which helped reduce expenses. It was suggested that long term renters be added to the newsletter distribution list. Winter preparedness information and the handbook were added to the website. A "phone tree" was created to quickly contact residents and a DVD regarding pine beetle maintenance has been started.

Policy Committee Report: Copies of the policies will be available at the Annual Meeting and can also be obtained by downloading from the RLA website or by contacting Gordon Nuttall. Policies regarding temporary road closures and vacation trailers were reviewed and discussed further but no changes were adopted. A question regarding how many proxies a person may represent will be referred to the attorney for a recommendation. It was moved, seconded and carried that all prior policies be rescinded and that the proposed book of policies be adopted with the exception of the proxy matter being referred to the attorney. Any further revisions or changes may be proposed at the next board meeting.

Glen Haven Area Volunteer Fire Department: Mike Keefe, President of the GHAVFD Board and firefighter, updated the Board on actions towards a new firehouse/community building. Senior students at Colorado School of Mines will be designing the building as an engineering project at no expense to the community. The parcel next to the Post Office is currently being offered to the GHAVFD for \$150,000. Possible avenues of financing would be donations.

assessments, loans, grants, and forming a fire district. A committee consisting of RLA, GHA, and GHAVFD members was formed last year and will be meeting again soon to assess and recommend future steps towards accomplishing this project. The RLA Board expressed support for further research of options and development of a plan but could not give any financial commitment at this time.

Fire Chief Steve Childs reported that a grant of \$10,000 has been approved to formulate a Community Development Protection Plan which would include surveys, education, forest thinning/pest control, fire mitigation and evacuation. Representatives from the community will be needed to develop this plan.

Larimer County Addressing Project: The US Postal Service has proposed that Larimer County use the USPS' data base that includes physical addresses (including boundary designations). This proposal may solve the problems Larimer County believes it is facing.

Snowstorm/Snowplowing/Road Maintenance: Treasurer Anita Meis reported that the December snowstorms cost \$9515 in labor, fuel, repairs and maintenance. The 4-5 foot snowstorm created a burden beyond current equipment and manpower capabilities. Numerous complaints were received which added tremendous stress to an already challenging situation. After consideration discussion, Dick Boggs agreed to try to recruit a road maintenance team and to evaluate equipment needs for future snow removal and to work with Gordon Nuttall and Mark Lee to create an emergency plan for the Retreat.

Drainage problems still exist as a result of the new construction on Saddle Court. The Board agreed to have the RLA attorney contact the homeowner to mitigate the situation.

Spring Potluck: A spring potluck is scheduled for Saturday, March 17, 2007 @ 6:00pm at the Community Church of the Rockies in Estes Park.

Meeting adjourned at Noon.

Joan Van Horn
Meeting Recording Secretary

Treasurer's Report
Retreat Landowners Association

January 18, 2007

As of January 18, 2007 the balance in the bank accounts is as follows:

Regular	\$ 32,876.46
Savings	\$ 28,095.68
Passbook	\$ 317.49

Deposits of \$33,950 were made for Landowners Assessments.

Checks issued since December 31, 2006:

Equipment Maintenance	\$298.05
Equipment Fuel	\$1,028.07
Payroll taxes	\$1,026.34
Legal Fees	\$560.00
Insurance	\$1,536.00
Postage, copies etc	\$74.31

Total amount of checks written - \$4,522.77

The 2006 income tax return will be prepared as soon as the forms are released. The payroll reports for the quarter and the year have been filed and all payroll taxes paid.

Finally, I have attached the financial report for December 31, 2006.

Anita Meis

ODSTRCIL & MEIS
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January 13, 2007

ACCOUNTANT'S COMPILATION REPORT

To the Board of Directors
Retreat Landowners' Association, Inc.
Glen Haven, Colorado

We have compiled the accompanying statement of assets, liabilities and net assets – cash basis for Retreat Landowners' Association, Inc (a Colorado non-profit corporation) as of December 31, 2006 and the related statement of revenues, expenses and changes in net assets – cash basis for the year then ended, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The financial statements have been prepared on the cash basis, which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

The accompanying budgeted statement of revenues, expenses and changes in net assets of Retreat Landowners' Association, Inc. for the year ended December 31, 2006 has not been compiled or examined by us, and accordingly, we do not express an opinion or any other form of assurance on it.

Management has elected to omit the summaries of significant assumptions and accounting policies required under established guidelines for presentation of prospective financial statements. If the omitted summaries were included in the budgeted information, they might influence the user's conclusions about the Company's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared on the cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, net assets, revenues and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Retreat Landowners' Association, Inc.

Odstrcil & Meis CPA's P.C.
ODSTRCIL & MEIS, CPA'S, P.C.

Retreat Landowners' Association, Inc.
Statement of Assets, Liabilities and Net Assets - Cash Basis
As of December 31, 2006

ASSETS

Current Assets		
Cash and cash equivalents		
Checking - Key Bank		449.15
Money Market - Key Bank		
Bulwark Ridge	2,940.75	
Contingency Fund	6,693.00	
Dunraven Escrow	3,700.00	
General Funds	<u>17,761.93</u>	
		31,095.68
Passbook - Key Bank		<u>317.49</u>
Total Cash and cash equivalents		<u>31,862.32</u>
Total Current Assets		31,862.32
Property and Equipment		
Old Equipment	7,000.00	
GMC	2,500.00	
Road Grader (2004)	43,554.00	
Pole Barn	21,870.00	
Transmission - GMC	3,919.37	
Accumulated Depreciation	<u>-19,986.00</u>	
Total Property and Equipment		<u>58,857.37</u>
TOTAL ASSETS		<u>90,719.69</u>

LIABILITIES AND NET ASSETS

Liabilities		
Current Liabilities		
Payroll Taxes		<u>954.04</u>
Total Liabilities		<u>954.04</u>
Net Assets		
Unrestricted		
Board Designated - Contingency Fund	6,693.00	
Operating	<u>76,431.90</u>	
Total Unrestricted		83,124.90
Temporarily Restricted		
Bulwark Ridge	2,940.75	
Dunraven Escrow	<u>3,700.00</u>	
Total Temporarily Restricted		<u>6,640.75</u>
Total Net Assets		<u>89,765.65</u>
TOTAL LIABILITIES AND NET ASSETS		<u>90,719.69</u>

See Accompanying Accountant's Compilation Report January 13, 2007.

Retreat Landowners' Association, Inc.
Statement of Revenues, Expenses and Change in Net Assets - Cash Basis
For the Year Ended December 31, 2006

	Actual Results Year Ending December 31, 2006	Budget Year Ending December 31, 2006	Variance
Revenues			
Landowners' Assessments	72,420.83	72,150.00	270.83
Interest Income	101.00	0.00	101.00
Transfer Fees	1,400.00	1,000.00	400.00
Other (Includes Late Fees)	444.42	0.00	444.42
Total Revenues	74,366.25	73,150.00	1,216.25
Expense			
Accounting	425.00	500.00	-75.00
Administration			
Bank Charges	109.25	0.00	109.25
Copies	191.25	0.00	191.25
Miscellaneous	0.00	300.00	-300.00
Office Supplies	229.11	250.00	-20.89
Postage	1,028.46	400.00	628.46
Secretarial	595.00	750.00	-155.00
Total Administration	2,153.07	1,700.00	453.07
Donations - Fire Department	22,200.00	22,200.00	0.00
Depreciation	5,949.00	0.00	5,949.00
Environmental	477.02	250.00	227.02
Gifts and Memorials	625.00	0.00	625.00
Insurance	2,721.68	3,000.00	-278.42
Legal Fees	1,775.50	2,000.00	-224.50
Membership Dues	25.00	275.00	-250.00
Membership Directories	327.72	300.00	27.72
Newsletter Editor Expenses	177.86	200.00	-22.14
Newsletter Postage & Copying	1,133.10	750.00	383.10
Road Maintenance			
Culvert Upgrade	0.00	2,000.00	-2,000.00
Dust Treatment	0.00	1,500.00	-1,500.00
Equipment Fuel	2,538.63	2,000.00	538.63
Equipment Purchase	0.00	3,000.00	-3,000.00
Equipment Rental	110.97	1,500.00	-1,389.03
Equipment Repairs & Maintenance	9,574.60	5,000.00	4,574.60
Materials - Road Base	19,110.17	15,000.00	4,110.17
Payroll - Taxes	379.82	1,000.00	-620.18
Payroll - Wages	4,921.25	3,000.00	1,921.25
Signs/Mirrors	30.15	200.00	-169.85
Total Road Maintenance	36,665.69	34,200.00	2,465.69
Social Events & Annual Meeting	811.64	1,000.00	-188.36
Tree Chip & Haul	777.50	1,000.00	-222.50
Utilities	64.28	100.00	-35.72
Website	361.00	0.00	361.00
Water Assessment - Annual	430.00	430.00	0.00
Total Expense	77,099.86	67,905.00	9,194.86
CHANGE IN NET ASSETS	-2,733.61	5,245.00	-7,978.61
NET ASSETS AT JANUARY 1, 2006	92,499.26		
NET ASSETS AT DECEMBER 31, 2006	89,765.65		

See Accompanying Accountant's Compilation Report Dated January 13, 2007

ASSISTANT TREASURER'S REPORT
January 20, 2007

Property Sales

Three properties have sold since the November report. The number of landowners decreased by one, to 223.

Garry and Lisa Street of Elizabethtown, TN, bought 3:32 on Dunraven Glade from Steve and Kathy Anderson. They are new landowners.

Michael Hill and Pamella Robbins of Collinsville, OK, bought 1:68 on Dunraven Glade from Gregory and Sharron Gaudet. They are new landowners.

Gregg and Mary Ewert of Austin, TX, bought 1:56 on Solitude Court from Thomas and Sheryl Wieghaus. They also own 1:55.

Assessment Notices

The assessment notices for 2007 were mailed out on 12/27/06. To date, 97 have been returned and deposited.

Jan Ricker
Assistant Treasurer/Corresponding Secretary

Communications Committee Report

Gordon Nuttall January 20, 2007

Website www.rla-gh.com

- Added a page for winter preparedness.
- Added photo page with pictures of snow.
- Added the info from the newsletter.
- Gave archive CD to Jan.

Handbook

- Put the handbook on website .
- Made copies for Jan to give to new landowners along with more history DVDs.
- Added section on winter preparedness.

Newsletter

- Used email distribution of December newsletter for 92 out of 244 landowners.
- Copy costs were reduced to \$52.94. Postage \$62.58.

Phone tree

- Created a phone tree in case we need to quickly contact residents. Could use more some more callers.
- *Who would be the point person to initiate a call ?*

Tree care DVD

Started DVD on Pine Beetle maintenance. Found a Summit County website and group that meets regularly.

Plan is to work with Peggy and Vern on treating a dead tree on their property this spring. The title could be "A Call to Action" with sections covering :

- pictures of Summit County
- characteristics of Mountain Pine Beetle
- identifying an infested tree
- how to down the tree and delimb it
- how to solar-wrap the trunk and discard the slash
- preventative spraying
- Dwarf Mistletoe

Distribution of Policies

I propose that the policies be put on the website after adoption with notice in newsletter that they are available for download or via postal mail upon request. This is in compliance with the SB100 document "POLICY REGARDING THE ADOPTION AND AMENDMENT OF POLICIES"

The next newsletter is scheduled for the week of January 28. Please provide articles by Jan 27.

Need to determine date for winter potluck.

Winter Preparedness in the Retreat

December 2006

Put this plan on a bulletin board or refrigerator for reference during an emergency

In any emergency, call 911

Winter storms can create serious safety concerns. Severe weather has the potential to disrupt power to your home and to the entire Retreat and Glen Haven community. Severe weather may also limit your ability to get to Estes Park to buy groceries, prescriptions and other necessities. Knowledge of forecasted weather conditions and attention to personal preparedness will reduce the impact to your family and your property. Make it a habit to listen to the local radio or television stations for weather watches and warnings and advice.

Whether due to an extreme snowfall, an ice storm or a prolonged power outage, residents should be prepared to provide for their own needs for at least 72 hours.

Consider having these items available in your home:

- A supply (three-day minimum) of prescription medications. These may need to be purchased at your own expense since some insurance policies will not pay for these, or may require a form to be filled out to get reimbursed for them.
- A three-day supply of water (include water for pets). You need one gallon of water per person per day – 1/2 for drinking and 1/2 for food preparation and hygiene.
- Several varieties of canned foods, meat and dried fruit. Include a manual can opener. Dried soups, peanut butter, nuts, granola bars, evaporated canned or powdered milk and cereal are also good choices.
- Juice or juice crystals.
- If needed, sufficient infant supplies including disposable diapers, disposable bottles, formula, etc.
- A three-day supply of pet food, if required
- Large and medium-sized plastic garbage bags (orange or yellow make good visible signals). Large bags can also be used as ponchos, ground covers or blankets.
- Plastic or paper dishes.
- Ice melt such as a calcium chloride mix. Rock salt can disintegrate concrete and harms the environment.
- Sand to improve traction
- Snow shovels and other snow removal equipment.
- A portable radio and extra batteries.
- A first-aid kit that includes extra prescription medication, extra eyeglasses, bandages, sterile gauze pads, tape, scissors, tweezers, antibiotic ointment, hydrogen peroxide and over-the-counter pain pills.
- A pocket knife (Swiss army style), a whistle and a spare set of house and car keys.
- Sleeping bags and extra blankets.
- Water purification tablets.
- A flashlight and extra batteries, candles and waterproof matches.
- Jumper cables.

You may also wish to have a large bucket with a tight-fitting lid on hand to use as a toilet. Use the bucket to store other emergency tools like an axe, a folding shovel and rope.

Hazards associated with winter storms include:

- Car accidents due to slippery roadways
- Slips and falls due to slippery walkways
- Hypothermia and frostbite due to the cold weather exposure
- Being struck by falling objects such as tree limbs, wires or utility poles
- Electrocution due to downed power lines or downed objects in contact with power lines
- Falls from heights (e.g. falls from ladders, roofs or skylights while removing snow)
- Roof collapse or property damage under weight of snow or falling trees
- Exhaustion, exposure or dehydration
- Isolation and lack of basic supplies
- Stranded motorists
- Carbon monoxide poisoning
- Back injuries or heart attack while shoveling snow
- Melting snow causing flooding
- Blocked furnace vents on roof from snow. Know where that vent is, and check it visually, particularly during windy conditions that cause drifting. Don't try to climb on the roof to clear it. You may be able to get access to it from the attic and clear it by pushing a heavy wire (such as from a coat hanger) through it.

Power Outages

- Most power outages last for just a few moments. In extreme cases, such as during severe weather events, outages can last for more than a day.
- Think ahead and have a flashlight, electric lantern, extra batteries and candles handy. Remember to use candles with caution and use proper candle holders. Never leave burning candles unattended, as they are a potential fire hazard.
- Prepare for possible isolation in your home by having an alternate heating system or sufficient heating fuel for fire places or wood burning stoves.
- Stay away from fallen power lines. A hanging power line could be charged (live) and you run the risk of electrocution. Remember also that ice, branches or power lines can continue to break and fall for several hours after the end of the storm.
- Customers in areas impacted by power outages may be asked to unplug or turn off all non-essential appliances, lights and equipment. This allows the system to stabilize when it is restored in cold weather.
- It's a good idea to get in the habit of trimming dead branches and assessing the trees on your property to reduce the danger of these falling onto power lines or your house during a storm.

Heat Failure

If your home heating system fails, take these precautions:

- Remain calm - your house will remain warm for several hours.
- Avoid opening doors unnecessarily.
- During a power failure, turn off all electrical appliances.
- If you have an alternate heat source, begin using it before the house cools down. Ensure that you maintain adequate ventilation.
- Stay warm by dressing in layers and bringing out extra blankets.
- Consider closing off one room for primary heating and use.
- If you are concerned about pipes freezing--leave a tap running slightly. Opening one tap even a small amount will keep water moving through the system and will be enough to keep the water from freezing in all but extremely cold temperatures.

If your home is heated electrically you may wish to prepare for a power failure. If you consider installing a non-electric standby stove or heater, choose heating units that do not depend on an electric motor, electric fan or other electrical device to function. If the standby heating unit will use the normal house oil or gas supply, make sure to have it connected and vented properly by a competent technician.

Never use a camp stove, barbecue, or propane or kerosene heater indoors.

A build-up of carbon monoxide gas in unventilated areas can be deadly.

Before considering the use of an emergency home generator during a power failure, check with furnace, appliance and lighting fixture dealers or manufacturers regarding power requirements and proper operating procedures. Use caution when operating generators, assuring they are in a well-ventilated area. Do not connect your home portable generator directly to a house wiring system without the proper installation of an approved transfer switch and an inspection and approval by an electrical inspector.

Icy conditions

Remember, stairways and sidewalks may be icy and increase the risk of falls. Keep these areas clear and snow-free. Consider using ice-melt, sand or kitty litter to provide traction in these areas.

Evacuations

During extreme conditions, some people may want to make alternate arrangements for overnight stays with relatives, friends or neighbors. Listen to the radio for emergency instructions from local officials.

If you must leave your home, remember to take your emergency "grab and go" kit. This should include:

- Flashlight and battery powered radio
- Extra clothing
- Essential medicines and toiletries
- Essential emergency supplies
- First aid kit
- Important documents, cash and family identification

Treating Hypothermia

Wind-chill is a combination of cold temperatures and wind conditions which may cause rapid loss of body temperature. Excess wind-chill may require special precautions for outdoor activities. If frostbite or hypothermia is suspected, begin warming the person slowly and seek immediate medical assistance.

Prepare your home and structures

- Prepare for possible isolation in your home by having sufficient heating fuel; regular fuel sources may be cut off. For example, store a good supply of dry, seasoned wood for your fireplace or wood-burning stove.
- House fires pose an additional risk. The fire truck may not be able to make it to your house due to roads being closed from the snowfall. To give yourself some fire protection, have multiple fire extinguishers on hand and make sure everyone in your house knows how to use them.

- Winterize your home to extend the life of your fuel supply by insulating walls and attics, caulking and weather-stripping doors and windows, and installing storm windows or covering windows with plastic.
- Winterize your house, barn, shed or any other structure that may provide shelter for your family, neighbors, pets, or equipment. Clear rain gutters; repair roof leaks and cut away tree branches that could fall on a house or other structure during a storm.
- Insulate pipes with insulation or newspapers and plastic and allow faucets to drip a little during cold weather to avoid freezing.
- Learn how to shut off water valves (in case a pipe bursts).
- Know ahead of time what you should do to help elderly or disabled friends, neighbors or employees.
- Hire a contractor to check the structural ability of the roof to sustain unusually heavy weight from the accumulation of snow.

Prepare your car

Check or have a mechanic check the following items on your car:

- Antifreeze levels - ensure they are sufficient to avoid freezing.
- Battery and ignition system - should be in top condition and battery terminals should be clean.
- Brakes - check for wear and fluid levels.
- Exhaust system - check for leaks and crimped pipes and repair or replace as necessary. Carbon monoxide is deadly and usually gives no warning.
- Fuel and air filters - replace and keep water out of the system by using additives and maintaining a full tank of gas.
- Heater and defroster - ensure they work properly.
- Lights and flashing hazard lights - check for serviceability.
- Oil - check for level and weight. Heavier oils congeal more at low temperatures and do not lubricate as well.
- Thermostat - ensure it works properly.
- Windshield wiper equipment - repair any problems and maintain proper washer fluid level.
- Install good winter tires. Make sure the tires have adequate tread. All-weather radials are usually adequate for most winter conditions. However, chains or snow tires with studs are very helpful.
- Maintain at least a half tank of gas during the winter season.
- Place a winter emergency kit in each car that includes:
 - a shovel
 - windshield scraper and small broom
 - flashlight
 - battery powered radio with extra batteries
 - water
 - snack food
 - matches
 - extra hats, socks and mittens
 - First aid kit with pocket knife
 - necessary medications
 - blanket(s)
 - tow chain or rope
 - road salt and sand

- booster cables
- emergency flares
- fluorescent distress flag

Dress for the Weather

- Wear several layers of loose fitting, lightweight, warm clothing rather than one layer of heavy clothing. The outer garments should be tightly woven and water repellent.
- Wear mittens, which are warmer than gloves.
- Wear a hat.
- Cover your mouth with a scarf to protect your lungs.

Snow removal

- The Retreat roads crew will clear the primary roads except Dunraven Glade which Larimer County will do. Driveways will not be plowed.
- Consider purchasing a snow blower, or get together with your neighbors to buy one to share.
- Several Retreat residents have snowplows on their vehicles. Contact them in the fall to make arrangements.

Keeping in contact

- Provide your email address to the Webmaster so that you can receive updates during the storm
- Know your neighbor's phone numbers
- Keep one phone that is hardwired to the phone jack (not portable) so that you have phone connection in the event of power outage
- Check the website www.rla-gh.com for updates and contact names and phone numbers
- Know the phone number of the Retreat contact person in your road segment

Contact numbers

Write down the following phone numbers. Leave on refrigerator for both yourself and others to use for a quick reference.

Relative	_____	_____
Neighbor	_____	_____
Doctor	_____	_____
Other medical	_____	_____
Others	_____	_____
	_____	_____
	_____	_____

In case of emergency, call 911

Retreat Landowner's Association, Inc.

Board Meeting Agenda

March 17, 2007

9:00 A.M., Ralph Brethauer's, 788 Dunraven Glade Road

- 9:00 Call to order
 Adopt agenda
 Approval of January meeting minutes
 Landowner comments
 Board member comments
- 9:15 Reports
 a. Treasurer
 b. Assistant Treasurer/Corresponding Secretary
 c. Architectural Control Committee
 d. Roads Committee
 e. Environmental Committee
 f. Nominating Committee
 g. Communications Committee
 h. Dunraven Glade Committee
 i. Policy Committee
- 9:30 Unfinished Business
 a. Larimer County address change update
 b. Hubbard update
 c. *Fire dept. update*
- 9:45 New Business
 a. Road plan (presented by Mark Lee)
- 11:00 Adjourn

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – March 17, 2007 @ 9:00am
Ralph Brethauer Residence – 788 Dunraven Glade Road

Attending: Graham Fowler, Dick Boggs, Ralph Brethauer, Frances Cunningham, Mark Lee, Rob Squire

Also Attending: Duke Sumonia, Jan Ricker, Ann Martin, Peggy and Vernon Burch, Cynthia Knipple, Nancy Dunavan, Dennis Bicknell, and Gordon Nuttall

One addition was made to the agenda and the minutes of the previous board meeting held January 20, 2007 were approved as submitted.

Landowners Comments: A note was received from the Persichettis requesting consideration of cleaning driveways since their road is not "cleaned" by the Association.

It was suggested that the "call tree" procedure be coordinated with the fire department.

A letter dated 3/17/2007 was received and read from Duke Sumonia as follows:

As permitted by the board adopted policy "Policy on Meeting Minutes" I submit the following comment and request and ask it be published in the minutes.

I have heard at different times a board member say, without contradiction by board member(s), that it is the policy concerning enforcement of RLA covenants is that the board will only take action to enforce covenants as a result of a complaint from another RLA member. If this is the official policy it appears to me to be contrary to the bylaws, Notice and Hearing and Enforcement Policy and Procedures, and legal advice, and common sense. You can't enforce the covenants if you don't know they are being violated. You don't have to go out looking for them. If they are there you see them as you drive by. The ACC members, (5 or 6 I think) and 7 board members should provide enough eyes. The board is the "police force", not RLA members.

I request the board to state unequivocally what the policy is and to notify members as such. In fact it should adopt what its policy is and publish it as required by CCIOA as amended by SB 100.

A letter dated February 13, 2007 was received from Ann Martin concerning assessments and President Graham Fowler replied with a letter dated February 17, 2007.

Nancy Dunavan proposed that the landowners look into "group" purchasing of propane in order to obtain a better price for everyone involved. The same idea was raised for trash service. Nancy agreed to research both ideas further.

Duck Race tickets are available for \$20. If tickets are purchased and designated for the Glen Haven Area Volunteer Fire Department, \$19 of each ticket will go to the GHAVFD.

Board Members Comments: The May 19, 2007 Board meeting will be at Dick Bogg's residence at 532 Elkridge Court, and the July 28, 2007 meeting will be at Rob Squire's residence at 1407 Miller Fork Road.

The spring potluck at the Community Church in Estes Park was a great deal of fun but not well attended.

Several expressions of appreciation have been received from those receiving gift certificates for their participation in the December snow removal.

The snowfalls have caused numerous rocks to fall into the ditches which need to be moved.

Treasurer's Report: The Treasurer's report through March 15, 2007 was received, accepted and approved.

Ass't Treasurer/Corresp. Sec'y Report: Two properties have sold and 208 assessments have been received. "I love (heart symbol instead of the word "love") Retreat" button quantities and costs were presented and the Board unanimously approved purchasing 1000 buttons for \$250.

Roads Committee Report: Ditches need to have rocks removed, some culverts will need to be extended and the road base application will begin in late June as outlined in the road plan adopted in 2003. A request to hire a part-time operator was tabled until later in the meeting.

A letter dated 3/05/2007 was received from Cynthia Knipple concerning the drainage damage on her property at 1142 Streamside Drive that appears to be caused by runoff from Copper Hill Road near the Stookesberry driveway. Dick Boggs and Ralph Brethauer investigated the situation and agreed with the homeowner and her consultant that a 20' x 15" culvert should be installed under the Stookesberry driveway that will enable the water to flow to a more natural, stable drainage area. Since the culvert is larger than required, the RLA will pay for the additional 3" of diameter and also install the culvert.

Attorney David Graf wrote a letter to the Hubbards requesting that they hire an expert and take action to ensure that no further damage will be caused by their construction on Saddle Court. A fax was received on March 3, 2007 from the Hubbards stating that they have addressed all concerns previously expressed by the RLA and do not feel there are any remaining drainage problems. The Board feels the Association will be liable if further remedial action is not taken by the Hubbards. It was decided to contact the County Road Engineer for his recommendation or, as a second option, hire an engineer to review the situation and submit a recommendation. Also, the requirements for roads to become County maintained roads should be obtained for consideration of Retreat maintained roads.

Environmental Committee Report: The first meeting to develop the Glen Haven area Community Wildfire Protection Plan is scheduled for March 29th. The RLA, GHA, GHAVFD along with several State and Federal agencies will be participating in this plan.

An informational DVD on mountain pine beetle that affects ponderosa pines is in the process of being developed. The beetle infestation being experienced on the West Slope affects lodgepole pines.

[Extending the length of the meeting was approved.]

Communications Committee Report: The Board approved a \$100 donation to the Community Church of the Rockies for use of its facilities for the potluck. The February 2007 newsletter was mailed 2/08 with 89 being sent via e-mail.

The Board decided not to change the current requirements regarding the proxy limits.

Dunraven Glade Committee Report: Weed eradication will be pursued following the next Dunraven Glade Committee meeting in April or May.

Policy Committee: This committee has completed its tasks and is disbanded.

Larimer County Addressing Project: The Larimer County Emergency Telephone Agency (LETA) that has funded a large part of the rural addressing project is disappointed in the progress and implementation of the program. LETA had already established boundaries for Glen Haven which it has used for emergency purposes for years. The US Postal Service also informed Larimer County that it has street names/addresses for all of its box holders which is part of its database and recognized by it. It appears that the readdressing project is "on hold" for awhile.

GHAVFD Firehouse/Community Building: The GHAVFD, with representatives from the GHA and RLA, will be meeting on March 31st to further review the possibility of building a combined firehouse and community building. It is a project that would require considerable community support so a survey may be sent out to help determine which direction this project should take.

Road Plan: Board member Mark Lee conducted an intensive study of the RLA road plan to determine if the current road budget is sufficient, to propose possible alternatives to meet road maintenance needs, and to address safety and liability issues. He assessed the current situation of increasing road maintenance needs due to more year-round residents and a larger overall population from increased development in the Retreat. The current condition of the RLA road equipment is not adequate, volunteer labor is used, road bases need to be replenished more often and the budget is not adequately addressing the situation.

In this well thought-out study, several scenarios are proposed based on three different standards of road maintenance quality and service along with estimated costs to achieve each. The three standards suggested are: current level of road quality & service, improved level of quality & service, and highest level of quality & service.

Adjusting the specifics of Scenario/Option 2 was discussed at great length and finally it was moved, seconded and carried that a policy of standards for the quality of roads and service be drafted for consideration at the next board meeting (and recommendation at the annual meeting). Also moved and approved was authorization of a part-time position at \$20/hour for the rest of this budget year which would include a job description and a maximum average of 8 hours/week (excluding road base application week). \$3,000 of the road base budget will be transferred to employee payroll to help fund this position.

Meeting adjourned at 12:05 pm.

Joan Van Horn
Meeting Recording Secretary

Treasurer's Report
Retreat Landowners Association

March 15, 2007

As of March 15, 2007 the balance in the bank accounts is as follows:

Regular	\$ 4,172.74
Savings	\$88,099.78
Passbook	\$ 317.33

Deposits of \$7,450 were made for Landowner's assessments. A transfer to savings of \$20,000 was made on March 15, 2007.

Checks issued since February 28, 2007:

Equipment Maintenance	\$449.72
Utilities	\$41.77
Payroll checks	\$347.17
Gifts	\$50.00

Total amount of checks written - \$888.66

Payroll taxes of \$100.10 are due to be paid at the end of the year.

Finally, I have attached the financial report for February 28, 2007. A couple of items to note:

- Office supplies are over budget because I recorded \$608.54 for window decals into this account.
- Two members paid the \$100 portion of their assessment directly to the GHVFD. This appears in the donations account. I will issue a check for the difference when the final assessments are collected.
- The contract service account in road maintenance is a new account. This was the service contracted in December for the snow removal by other companies.
- All snow removal costs are recorded under road maintenance, but I am tracking them separately in order to keep a clear accounting of the cost for these services for budget preparation next year.

Anita Meis

ODSTRCIL & MEIS
CERTIFIED PUBLIC ACCOUNTANTS PC
1750 25TH AVENUE SUITE 204
P.O. BOX 937
GREELEY COLORADO 80632
(970) 352-0681
Fax: (970) 304-6850

March 15, 2007

ACCOUNTANT'S COMPILATION REPORT

To the Board of Directors
Retreat Landowners' Association, Inc.
Glen Haven, Colorado

We have compiled the accompanying statement of assets, liabilities and net assets – cash basis for Retreat Landowners' Association, Inc. (a Colorado non-profit corporation) as of February 28, 2007 and the related statement of revenues, expenses and changes in net assets – cash basis for the two months then ended, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The financial statements have been prepared on the cash basis, which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

The accompanying budgeted statement of revenues, expenses and changes in net assets of Retreat Landowners' Association, Inc. for the year ended December 31, 2007 has not been compiled or examined by us, and accordingly, we do not express an opinion or any other form of assurance on it.

Management has elected to omit the summaries of significant assumptions and accounting policies required under established guidelines for presentation of prospective financial statements. If the omitted summaries were included in the budgeted information, they might influence the user's conclusions about the Company's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared on the cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, net assets, revenues and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Retreat Landowners' Association, Inc.

Odstrcil & Meis CPA's PC
ODSTRCIL & MEIS, CPA'S, P.C.

Retreat Landowners' Association, Inc.
Statement of Assets, Liabilities and Net Assets - Cash Basis
As of February 28, 2007

ASSETS

Current Assets

Cash and cash equivalents		
Checking - Key Bank		17,562.06
Money Market - Key Bank		
Buhark Ridge	2,940.75	
Contingency Fund	6,693.00	
Dunraven Escrow	3,700.00	
General Funds	<u>54,796.03</u>	
		68,099.78
Passbook - Key Bank		<u>317.49</u>
Total Cash and cash equivalents		<u>85,979.33</u>

Total Current Assets 85,979.33

Property and Equipment

Old Equipment	7,000.00	
GMC	2,500.00	
Road Grader (2004)	43,554.00	
Pole Barn	21,870.00	
Transmission - GMC	3,919.37	
Accumulated Depreciation	<u>-19,986.00</u>	
Total Property and Equipment		<u>58,857.37</u>

TOTAL ASSETS 144,836.70

LIABILITIES AND NET ASSETS

Liabilities

Current Liabilities		
Payroll Taxes		<u>100.10</u>
Total Liabilities		<u>100.10</u>

Net Assets

Unrestricted		
Board Designated - Contingency Fund	6,693.00	
Operating	<u>131,402.85</u>	
Total Unrestricted		138,095.85
Temporarily Restricted		
Buhark Ridge	2,940.75	
Dunraven Escrow	<u>3,700.00</u>	
Total Temporarily Restricted		<u>6,640.75</u>
Total Net Assets		<u>144,736.60</u>

TOTAL LIABILITIES AND NET ASSETS 144,836.70

See Accompanying Accountant's Compilation Report March 15, 2007.

Retreat Landowners' Association, Inc.
Statement of Revenues, Expenses and Change in Net Assets - Cash Basis
For the Two Months Ended February 28, 2007

	Actual Results Two Months Ending February 28, 2007	Budget Year Ending December 31, 2007	Variance
Revenues			
Landowners' Assessments	64,750 00	78,400 00	-13,650 00
Interest Income	4 10	0 00	4 10
Transfer Fees	200 00	1,000 00	-800 00
Other (Includes Late Fees)	10 00	0 00	10 00
Total Revenues	64,964 10	79,400 00	-14 435 90
Expense			
Accounting	0 00	500 00	-500 00
Address - GHCPG	0 00	500 00	
Administration			
Bank Charges	53 00	35 00	18 00
Copies	0 00	100 00	-100 00
Office Supplies	669 51	250 00	419 51
Postage	101 52	1,000 00	-898 38
Secretarial	60 00	750 00	-690 00
Total Administration	884 13	2,135 00	-1,250 87
Donations - Fire Department	200 00	22,400 00	-22,200 00
Depreciation	0 00	0 00	0 00
Environmental	0 00	500 00	-500 00
Gifts and Memorials	400 00	500 00	-100 00
Insurance	1,536 00	3 000 00	-1,464 00
Legal Fees	560 00	1,000 00	-440 00
Membership Dues	25 00	275 00	-250 00
Membership Directories	0 00	300 00	-300 00
Newsletter Editor Expenses	0 00	200 00	-200 00
Newsletter Postage & Copying	241 94	1,000 00	-758 06
Road Maintenance			
Contract Services	1,600 00	0 00	1,600 00
Culvert Upgrade	0 00	2,860 00	-2,860 00
Equipment Fuel	1,432 04	3,000 00	-1,567 96
Equipment Rental	0 00	1 500 00	-1,500 00
Equipment Repairs & Maintenance	2,108 85	5,000 00	-2,891 15
Materials - Road Base	0 00	25,500 00	-25,500 00
Payroll - Taxes	137 35	400 00	-262 65
Payroll - Wages	851 25	5,000 00	-4,148 75
Signs/Mirrors	0 00	200 00	-200 00
Tree Chip & Haul		1,500 00	-1,500 00
Water Lease		500 00	-500 00
Total Road Maintenance	6,129 49	45,460 00	-39,330 51
Social Events & Annual Meeting	0 00	1,000 00	-1,000 00
Utilities	16 59	100 00	-83 41
Website	0 00	100 00	-100 00
Water Assessment - Annual	0 00	430 00	-430 00
Total Expense	9,993 15	79,400 00	-68,906 85
CHANGE IN NET ASSETS	54,970 95	0 00	54,970 95
NET ASSETS AT JANUARY 1, 2007	89,766 65		
NET ASSETS AT FEBRUARY 28, 2007	144,736 60		

See Accompanying Accountant's Compilation Report Dated March 15, 2007

ASSISTANT TREASURER'S REPORT
March 17, 2007

Property Sales

Two properties have sold since the last report. The number of landowners has increased by 1 to 224.

Ron and Debra Ann Kohl bought 3:15 on Dunraven from Don and Jeannie Haden. They are new landowners.

Kent and Susan Lowry bought 3:25 on Bulwark Ridge Drive from Regula Hauser Scheel. They are new landowners. Regula still owns 3:24 and 3:26.

Assessment Notices

To date, 208 have been returned and deposited.

Follow-up letters have been sent to those landowners who have not yet paid.

Foreclosure

The property that has been in foreclosure – Marina Asbury, 362 Streamside – may soon be sold and we may recover some or all of the assessments that are owed for 2006 and 2007. No contract has been signed yet and no closing date is set.

Buttons

I've been asked about getting more "I (Heart) the Retreat" buttons. I checked on costs and timing. The price per button is considerably cheaper if more are ordered. They can be available in 8 days.

100 - \$104.00
250 - \$135.00
500 - \$185.00
1000 - \$250.00

Jan Ricker
Assistant Treasurer/Corresponding Secretary

ARCHITECTURAL CONTROL COMMITTEE
THE RETREAT LANDOWNERS ASSOCIATION INC
POST OFFICE BOX 172
GLEN HAVEN CO 80532

March 13, 2007

To The Retreat Board of Directors

The Architectural Control Committee wishes to advise the RLA Board of its activities since the last written report. There have been no submissions for construction or exterior additions submitted and none are pending with the committee.

For the ACC,

Dennis R. Bicknell
ACCBDMR
File.

Road Report March 15, 2007

Ralph, Rich and I inspected the roads this week. They appear to be in relatively good condition given the harsh winter we had. There are some problems with washouts. Two on Copper Hill and one at fighting Elk Ct. on Bulwark.

Mud has developed in a number of low spots as well on Solitude Ct. I spoke with Kitchen about putting 1.5" agates and then applying road base. I will develop costs later as the roads thaw and I can better determine the locations for this treatment.

We also inspected the culverts. Many will need to be cleaned, but those not covered by snow were open.

Some potholes on Streamside were graded, but I think they are coming back. They are difficult to grade until the roads thaw.

I have made arrangement with Kitchen to haul our backhoe to Colorado Machinery in ft. Collins so the brakes can be fixed. So far this year we have used it twice. Once on Copper Hill to remove a rock slide a trip on which the brakes failed. The second use was to bury a boulder on Elk Ridge which was perched precariously on the bank and could have rolled down toward two houses.

Mark and I met with Kitchen to discuss our roads. This year's road base application has been scheduled for the later part of June. A firm date will be decided later as our plans develop. The road plan will resume with the plan approved in 2003, and will include Streamside from the RLA entrance to the switchbacks for 1.1 mile, and the remaining .4 mile on Elkridge. Other road base will be applied to trouble spots as determined by the road committee. I budgeted for about 3 miles of road base this year, but after the costly equipment repairs, this figure may need to be revised downward.

Ralph and I will soon be modifying the water trucks pumping system. The changes will be moderate, one of which will be the addition of a high-pressure nozzle or pump in order to help clean the culverts.

Dick

ENVIRONMENTAL REPORT – MARCH 17, 2007

Community Wildfire Protection Plan (CWPP)

I have been in contact with Steve Childs regarding the CWPP. The first meeting is March 29th. I have reviewed the material on the website www.co.larimer.co.us/wildfire. It contains most of the material in the Firewise manual. Much of the work required has already been done by various government agencies. The Retreat must supply our plans for fire mitigation within our own area. This is so very important that I feel we need at least one more volunteer from The Retreat to share the responsibility.

Mountain Pine Beetle

An informational DVD on mountain pine beetle is in the process of being developed. It will also include information on ips beetle and mistletoe. These are some of the causative factors for poor health of our trees. Not all areas of The Retreat are involved at this point, but it can happen.

I have been contacted by Bill Jupp, a member of the Glen Haven Board. He is also researching the beetle problem. He would like the two Boards and communities to work together on the problem by forming a task force of about 10 people from each of the two communities. He has traveled to parts of the west slope with a representative of a company that sprays and treats trees. Bill Jupp suggested that the two communities hire this person to give a joint presentation. The cost would be about \$200.00 plus travel expenses.

A few weeks ago, I spoke to Bill Ciesla, one of the CSU Master Gardeners, regarding the beetle problems in our area. He is highly qualified and recognized as an expert in trees and tree health. Mr. Ciesla has agreed to help in the development of the DVD. For the past three years, Bill Ciesla has participated in over-flights of the Estes Park and Glen Haven areas in conjunction with the U. S. Forest Service. His observation is that there is some sporadic beetle damage in the area but not much beyond what is normal.

Development of the DVD will continue and, hopefully, will be completed and distributed in time to take action against the beetles this season.

Peggy Burch
Environmental

Wildfire Safety

The Wildfire Safety Program is now part of the Sheriff's Emergency Services unit.

Wildfire Safety Information

Larimer County Fire Plan - A Community Wildfire Protection Plan

- [Community Wildfire Protection Plan Template](#) [Word]
- [Preparing a Community Wildfire Protection Plan](#) [pdf]
- [Guidelines for Implementation](#) [pdf]
- [More Information](#)



Additional Resources

- [Larimer County Wildfire Mitigation Plan](#) [pdf] (CSFS, 1998)
- [Recommendations for Improving Wildfire Safety in Larimer County](#) [pdf] (CSFS, 1997)
- [Subdivision Wildfire Hazard Review](#) (Larimer County, 2002)
- [Annual Operating Plan](#) [pdf]

Current Wildfire Status

- [Fire Danger Map](#)
- [Northern Dispatch Center](#)

Basic Information

- [Residential Handout](#)
- [Wildfire Safety Tips- \(brochure\)](#) [pdf]
- [Colorado State Forest Service - Fire and Forestry Fact Sheets](#)
- [50 FireWise Things You Can Do](#) [pdf]

Grant Information

Is your home or your property in the Wildfire Hazard Area?

[Assorted Wildfire Maps](#)

Wildfire Hazard Mitigation Regulations

Contact Information

Address
1303 North Shields
Fort Collins, CO 80524

Phone
(970) 498-5303
(970) 493-2795 Fax

Office Hours
8:00 a.m. - 4:00 p.m.
Monday - Friday
(except Holidays)

Emergency Services Specialist:
Tony Simons
[Send E-Mail](#)

Building

- [Chapter 36 as Amended 1997 UBC](#)

Planning

- [Chapter 8.3 Hazard Areas -- Larimer County Land Use Code \[pdf\]](#)

Estes Valley

- [Chapter 7.7 Geologic and Wildfire Hazard Areas -- Estes Valley Development Code \[pdf\]](#)

Are You FireWise?

Are you planning a community meeting? If so, are you interested in having a wildfire expert come to your meeting and present a brief update on the wildfire situation and what you can do to prepare yourself? If so, send the [Wildfire Safety Specialist](#) an e-mail. Please provide date, time, location and contact number, and they will contact you for further details.

Presentations

- [Are You Firewise? - streaming video @](#)
- [Are You Firewise? - Talking Points](#)
- [FireWise Landscaping - Presentation](#)
- [Be Prepared for Wildfire - Presentation](#)
- [2002 Colorado Wildfire](#)

Firewise Construction Fact Sheets

- [Siding \[pdf\]](#)
- [Roofing Materials \[pdf\]](#)
- [Windows & Glass \[pdf\]](#)
- [Decks \[pdf\]](#)

[Plains FireWise Kit \[pdf\]](#)

Firewise Homeowners Kit

[Complete Homeowners Kit \[pdf, 1Mb\]](#)

By chapter along with additional information by related subjects.

[Introduction \[pdf\]](#)

You are at risk!

- [General Hazard Information \[pdf\]](#)
- [Is Wildfire Really a Problem in Larimer County?](#)

Access

- [General Access information \[pdf\]](#)
- [Land Owners Guide to Private Access Road Construction](#)
- [Design and Construction Standards for Private Local Access Roads](#)

Water Supply

- [General Water Supply Information \[pdf\]](#)
- [Larimer County Dry Hydrant \(Brochure\) \[pdf\]](#)
- [The Dry Hydrant Concept](#)

Defensible Space

- [General Defensible Space Information \[pdf\]](#)
- [What is Defensible Space](#)
- [Creating Wildfire-Defensible Zones \[pdf\]](#)

Trees and Brush

- [General vegetation Information \[pdf\]](#)
- [Fire Resistive Landscaping \[pdf\]](#)
- [FireWise Plant Materials \[pdf\]](#)
- [Grass Seed Mixes to Reduce Wildfire Hazards \[pdf\]](#)

Construction Design and Materials

- [General Construction Information \[pdf\]](#)
- [Construction Design And Materials \[pdf, 1.2Mb\]](#)
- [Construction Materials](#)

Interior Safety

- [General Interior Safety \[pdf\]](#)

What to Do When...

- [General what to do when threatened by wildfire information. \[pdf\]](#)
- [Forest Home Fire Safety \[pdf\]](#)

Other Information

- [A FireWise Checklist -- Inside and Out](#)
- [Burn Permit Information -- Brochure \[pdf\]](#)
- [What is Prescribed Fire? -- Brochure \[pdf\]](#)
- **Documentation on Previous Fires**
 - [Big Elk Fire](#)
 - [Bobcat Gulch Fire](#)
 - [Buckhorn-Davis Ranch Fire](#)

Communications Committee Report

Gordon Nuttall March 17, 2007

Website www.rla-gh.com

Added page for GHAVFD Auxiliary.

Added info on poaching and mail theft from Jim Boyd.

Updated clubs info, including Poker Club being formed by Tom Bonacci.

Handbook

On Website. Copies made for newcomers packet.

Newsletter

The February 2007 edition was mailed February 8. The email list is now 89, postal mail 152.

I made a mistake in the newsletter email. The link to the newsletter had a space in the file name that caused a problem for some people. It's hard to know how many.

I get about 1 updated or additional email address every other week.

Call Tree

Ready to go. Have lead person for each group. On website. Distributed via email and/or postal mail to all leads.

Mid-Winter potluck

Held on Oct 3. About 30 people attended. Good trivia questions from Duke. Thanks to Graham for the idea for Starbucks coupons.

Suggest the board make a donation of \$100 to Community Church of the Rockies.

Policies

No board member recommended an additional policy be drafted based on the "remnant policies". At this point, the policies are in maintenance mode - I will revise and distribute them when the board approves motions.

Jan has the "master book" with the signed versions along with hard copies of all other documents in their current revision. The policies document on the website does not have the signature blocks.

Sent one copy via postal mail to a resident.

Distributed a 3-ring policies binder to each board member.

Retreat Landowner's Association, Inc.
Board Meeting Agenda
May 19, 2007
9:00 A.M., Dick Bogg's, 532 Elkridge Drive

- 9:00 Call to order
Adopt agenda
Approval of March meeting minutes
Landowner comments
Board member comments
- 9:15 Reports
- a. Treasurer
 - b. Assistant Treasurer/Corresponding Secretary
 - i. Delinquent assessments
 - c. Architectural Control Committee
 - d. Roads Committee (include report on work completed by Gilmore)
 - e. Environmental Committee
 - f. Nominating Committee
 - g. Communications Committee
 - h. Dunraven Glade Committee
- 9:30 Unfinished Business
- a. Hubbard update (engineer report completed)
 - b. Discussion on proposed ballot item to increase annual assessment
 - c. Rural addressing update
 - d.
- 9:45 New Business
- a. Trash/propane service
 - b. Kiosk for real estate signs etc.
 - c. Annual meeting info.
 - d.
- 12:00 Adjourn

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – May 19, 2007 @ 9:00am
Dick Boggs Residence – 532 Elkridge Drive

Attending: Graham Fowler, Dick Boggs, Ralph Brethauer, Frances Cunningham, Mark Lee, Kent Mills

Also Attending: Duke Sumonia, Jan Ricker, Peggy and Vernon Burch, Nancy Dunavan, Dennis Bicknell, Anita Meis

The agenda was adopted with no changes and the minutes of the previous board meeting held March 17, 2007 were approved as submitted.

Landowners Comments: A letter dated May 19, 2007 was received from Gordon Nuttall addressing the issue of a possible increase in assessments which is attached to these minutes.

Some residents complained that their driveways were blocked when the roads were plowed during the heavy snowstorm. The Road Committee suggested it be contacted when the plowing causes a problem so it can help clear the driveways.

Complaints were received regarding Bedford's fence being too close to the road and it was found to be in compliance as long as it is decorative. Should that area near the road (and, therefore, the fencing) be used as a corral, then it would be a violation.

Board Members Comments: Erika Ziegler (Bulwark Ridge Drive) passed away on May 15th. The McKnights are currently in a care facility in Centennial.

Although complaints have been received about dogs, it should remain the responsibility of Larimer County to follow up on such complaints rather than the RLA Board.

Treasurer's Report: As of May 17, 2007, bank balances are \$2,803.55 in the regular account and \$88,617.69 in the savings account. The Board decided to put \$30,000 into a money market account to earn higher interest.

Assistant Treas./Corresp. Sec. Report: One property has sold and the number of landowners remains at 224. Three assessments have not been paid. One landowner (who purchased property from the Maitlands) believes she is not subject to an assessment because of the water augmentation agreement with the Maitlands. It was decided to have the RLA attorney send owners, delinquent in their assessments, letters requiring payment by a certain date to be followed by lien filings if not paid. The exception would be if further research of the Maitland agreement would find that that particular landowner would not be subject to RLA assessments.

Architectural Control Committee Report: No new applications have been received. It was suggested that the rules regarding road closures be included in the application material given to owners starting construction. Dennis Bicknell said he would revise the information to emphasize the section on road closings and distribute a copy to appropriate contractors.

Roads Committee Report: Cleaning of ditches has started and grading of 2-1/2 miles of roads is scheduled for June 20-28. Major maintenance has been done on the road equipment.

As a possible long term solution, it was suggested that research begin on establishing an improvement district for road maintenance so that the RLA would no longer be in the road maintenance business and only those directly affected would be taxed and responsible.

An engineering report was received from Van Horn Engineering regarding the Hubbard driveway drainage on Saddle Court. Ten-year and 100-year floods were considered in evaluating the

drainage. It was determined that existing culverts should handle the runoff with the exception of the culvert going under Copper Hill Road by the Stookesberry residence. The driveway cut made by the Hubbards should have little effect. It was recommended that (1) the culvert under Copper Hill Road be closed off and an 18" x 40' culvert be put by the Stookesberry residence and that the ditch be improved to the other culvert on the curve; (2) a 24" culvert be placed under Streamside Drive near Lot 31; and (3) a drainage study be required as part of a new construction application. The Road Committee will look into these recommendations.

Assessment: The Board agreed that the facts and information provided by Mark Lee on road maintenance/improvement alternatives and costs be provided to the membership in the annual meeting packet. Also discussed was the elimination of 3-year terms regarding assessment caps and it was moved, seconded and carried that the cap on the assessment amount be raised for one year only based on identified needs and that it be determined annually.

Environmental Committee: Peggy Burch attended a tree health symposium held in Estes Park. Also, a Community Wildfire Protection Plan (CWPP) for the Glen Haven area has been formulated with the combined efforts of the GHAVFD, RLA, GHA, USFS, RMNP/NPS, CSFS, and Larimer County representatives. A \$10,000 grant will be received to start implementing wildfire mitigation actions identified in the plan. A high priority project will be a "triage" of all residences which involves the GHAVFD identifying residences according to wildfire liability. A green designation signifies little or no improvement needed, yellow means there are some fire hazards and/or fire department access is compromised, and red means the hazards and/or access are such that attempting to save the structure would compromise the safety of firefighters. Along with the triage identifications will be suggestions to improve the individual structure ratings.

On June 23rd at the Glen Haven Town Hall, an informational presentation on the beetle situation will be made by Bill Ciesla and the CWPP will also be discussed by the GHAVFD.

Nominating Committee: Gordon Nuttall has announced his candidacy.

Communications Committee: A newsletter will be sent out around May 24th. Developing a DVD is proposed to include information for current and future RLA/GHA members regarding tree care, wildfire hazards and mitigation, emergency preparedness, history of the area, etc.

Dunraven Glade Committee: Committee met on May 11th and developed weed removal and road maintenance plans. Tim Mayhew is chairman of the committee.

Larimer County Addressing Project: Although Larimer County had received plans and boundaries from Glen Haven, the US Postal Service, and the Larimer County Emergency Telephone Agency (LETA), it claimed it had not received anything and that Glen Haven was at fault. Fire Chief Steve Childs is monitoring the situation and will be meeting with LETA soon. It may be helpful for individuals to contact State representatives with their objections. Also, the RLA should consider whether it would prefer street signs that are brown with white letters or green with white letters.

Community Coop for Propane: The price of propane paid by property owners varies greatly from \$1.64 - \$2.92 per gallon. The idea of cooperative buying of propane will be mentioned in the newsletter. It was suggested that a representative from Agland Inc. be invited to make a presentation at the Annual Meeting and a signup sheet also be provided then.

Kiosk for Real Estate Signs: It was decided not to pursue this idea at this time.

Annual Meeting: The Annual Meeting is scheduled for Saturday, July 28th @ 1:00pm at the Holiday Inn in Estes Park. The Board meeting that morning will be at 9:00am at Rob Squire's residence. Jim Boyd had inquired as to whether a presentation on the Neighborhood Watch program should be included at the Annual Meeting and it was decided that information should be provided and possibly a presentation be made following the meeting. It was also suggested that dog leash requirements be brought up at the meeting.

Meeting adjourned at 11:45am.

Joan Van Horn
Meeting Recording Secretary

Treasurer's Report
Retreat Landowners Association

May 17, 2007

As of May 17, 2007 the balance in the bank accounts is as follows:

Regular	\$ 2,803 55
Savings	\$88,617 69
Passbook	\$ 0.00

Deposits of \$788.60 were made for transfer fees, assessments and to transfer the passbook money into checking. A transfer from savings of \$3,000 was made on May 17, 2007 to cover checks issued.

Checks issued since April 30, 2007:

Equipment Maintenance	\$4,545.35
Transfer to savings (5/1)	\$3,500.00
Payroll checks	\$203 17
Utilities	\$35.51
Postage, copies etc	\$58.27
Attorney fees	\$120.00

Total amount of checks written - \$8,462.30

Payroll taxes of \$44 48 are due to be paid at the end of the year.

Finally, I have attached the financial report for April 2007.

Anita Meis

ODSTRCIL & MEIS
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GREELEY COLORADO 80632
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Fax: (970) 304-6850

May 7, 2007

ACCOUNTANT'S COMPILATION REPORT

To the Board of Directors
Retreat Landowners' Association, Inc.
Glen Haven, Colorado

We have compiled the accompanying statement of assets, liabilities and net assets – cash basis for Retreat Landowners' Association, Inc. (a Colorado non-profit corporation) as of April 30, 2007 and the related statement of revenues, expenses and changes in net assets – cash basis for the four months then ended, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The financial statements have been prepared on the cash basis, which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

The accompanying budgeted statement of revenues, expenses and changes in net assets of Retreat Landowners' Association, Inc. for the year ended December 31, 2007 has not been compiled or examined by us, and accordingly, we do not express an opinion or any other form of assurance on it.

Management has elected to omit the summaries of significant assumptions and accounting policies required under established guidelines for presentation of prospective financial statements. If the omitted summaries were included in the budgeted information, they might influence the user's conclusions about the Company's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared on the cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, net assets, revenues and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Retreat Landowners' Association, Inc.

Odstrcil & Meis CPA's P.C.
ODSTRCIL & MEIS, CPA'S, P.C.

Retreat Landowners' Association, Inc.
Statement of Assets, Liabilities and Net Assets - Cash Basis
As of April 30, 2007

ASSETS

Current Assets	
Cash and cash equivalents	
Checking - Key Bank	7,477.25
Money Market - Key Bank	
Bulwark Ridge	2,940.75
Contingency Fund	6,693.00
Dunraven Escrow	3,700.00
General Funds	<u>74,783.94</u>
	88,117.69
Passbook - Key Bank	<u>317.56</u>
Total Cash and cash equivalents	<u>95,912.50</u>
Total Current Assets	95,912.50
Property and Equipment	
Old Equipment	7,000.00
GMC	2,500.00
Road Grader (2004)	43,554.00
Pole Barn	21,870.00
Transmission - GMC	3,919.37
Accumulated Depreciation	<u>-22,230.00</u>
Total Property and Equipment	<u>56,613.37</u>
TOTAL ASSETS	<u>152,525.87</u>

LIABILITIES AND NET ASSETS

Liabilities	
Current Liabilities	
Payroll Taxes	<u>10.82</u>
Total Liabilities	<u>10.82</u>
Net Assets	
Unrestricted	
Board Designated - Contingency Fund	6,693.00
Operating	<u>139,181.30</u>
Total Unrestricted	145,874.30
Temporarily Restricted	
Bulwark Ridge	2,940.75
Dunraven Escrow	<u>3,700.00</u>
Total Temporarily Restricted	<u>6,640.75</u>
Total Net Assets	<u>152,515.05</u>
TOTAL LIABILITIES AND NET ASSETS	<u>152,525.87</u>

See Accompanying Accountant's Compilation Report May 7, 2007.

Retreat Landowners' Association, Inc.
Statement of Revenues, Expenses and Change in Net Assets - Cash Basis
For the Four Months Ended April 30, 2007

	Actual Results Four Months Ending April 30, 2007	Budget Year Ending December 31, 2007	Variance
Revenues			
Landowners' Assessments	76,975 00	78 400 00	-1,425 00
Interest Income	22 08	0 00	22 08
Transfer Fees	230 00	1,000 00	-770 00
Other (Includes Late Fees)	152.50	0.00	152.50
Total Revenues	77,379 58	79,400 00	-2,020 42
Expense			
Accounting	0 00	500 00	-500 00
Address - GHCPG	0 00	500 00	
Administration			
Bank Charges	60 00	35 00	25 00
Copies	7 97	100 00	-92 03
Office Supplies	934 39	250 00	684 39
Postage	140 23	1,000 00	-859 77
Secretarial	100.00	750.00	-650.00
Total Administration	1,242 59	2 135 00	-892 41
Donations - Fire Department	100 00	22,400 00	-22,300 00
Depreciation	2,244 00	0 00	2,244 00
Environmental	0 00	500 00	-500 00
Gifts and Memorials	400 00	500 00	-100 00
Insurance	1,705 51	3,000 00	-1,294 49
Legal Fees	718 14	1 000 00	-281 86
Membership Dues	25 00	275 00	-250 00
Membership Directories	0 00	300 00	-300 00
Newsletter Editor Expenses	0 00	200 00	-200 00
Newsletter Postage & Copying	241 94	1,000 00	-758 06
Road Maintenance			
Contract Services	1,600 00	0 00	1,600 00
Culvert Upgrade	0 00	2 860 00	-2,860 00
Equipment Fuel	1 432 04	3,000 00	-1 567 96
Equipment Rental	0 00	1,500 00	-1,500 00
Equipment Repairs & Maintenance	2,667 37	5,000 00	-2,332 63
Materials - Road Base	0 00	25,500 00	-25 500 00
Payroll - Taxes	194 94	400 00	-205 06
Payroll - Wages	1,473 75	5,000 00	-3,526 25
Signs/Mirrors	0 00	200 00	-200 00
Tree Chip & Haul	0 00	1,500 00	-1,500 00
Water Lease	0.00	500.00	-500.00
Total Road Maintenance	7,368 10	45,460 00	-38,091 90
Social Events & Annual Meeting	50 00	1 000 00	-950 00
Utilities	104 90	100 00	4 90
Website	0 00	100 00	-100 00
Water Assessment - Annual	430.00	430.00	0 00
Total Expense	14,630.18	79,400.00	-64,269.82
CHANGE IN NET ASSETS	62,749 40	0.00	62,249.40
NET ASSETS AT JANUARY 1, 2007	89,766 65		
NET ASSETS AT APRIL 30, 2007	152,516.05		

See Accompanying Accountant's Compilation Report Dated May 7, 2007

ASSISTANT TREASURER'S REPORT
May 19, 2007

Property Sales

One property has sold since the last report. The number of landowners remains at 224.

Nancy Lang and Gwyn Duke of Estes Park bought 2:[04] on Streamside, which had been in foreclosure. They are new landowners and plan to become permanent residents.

Assessments

To date, all but three assessments have been returned and deposited.

Those still outstanding are Anne Marie Chenoweth, Carl Friis and Allan and Mary Gooch. The Board will decide whether to have liens filed or to handle these cases in some other way.

Because of the special situation with former landowners Tom Maitland and Susan Maitland Rubin, Anne Marie Chenoweth, having bought the Maitland property, believes she is not legally bound to pay the RLA assessment. The Board needs to decide whether to pursue this further with our lawyer (beyond filing a lien), which may incur substantial costs. I'm not aware of the reasons why Friis and Gooch have not paid.

Jan Ricker
Assistant Treasurer/Corresponding Secretary

ARCHITECTURAL CONTROL COMMITTEE
THE RETREAT LANDOWNERS ASSOCIATION INC
POST OFFICE BOX 172
GLEN HAVEN CO 80532

May 15, 2007

TO: The RLA Board members:

The Architectural Control Committee wishes to advise the RLA board of its activities since the last written report. There have been no submissions for new cabins submitted and none are pending. Several members have advised of re-roofing, one member has advised of an exterior completion date, and one new member has advised of efforts to correct an existing driveway location.

It is anticipated that one cabin application will be made in the near future.

For the ACC

Dennis R. Bicknell
File

ACCBDMay

Road Report May 17,2007

Rich's projects for April and thru 15 May:

April:

2 - grade Copperhill 3 hrs.

9 - grade Miller Fork 4

20 - change oil in water truck .5

25 - attempt to locate culvert on Copperhill 2

26 - replace signpost on Copperhill and put marker post at culvert on Copperhill 1.5

Total for April: 11 hours

May:

Grade Streamside, Blackcreek, and Copperhill from Blackcreek to Mills.

Clean Ditches

Total 9 hours

Road resurfacing is scheduled for June 20 thru June 28, with the weekend off.

The following roads totaling 2.5 miles are scheduled:

Streamside from the Retreat entrance to the switchbacks 1.1 miles

Elkridge Dr. from 804 to Elkridge Ct. .4 mile

Miller Fork from the switchbacks at Bulwark Rdg. To Copperhill. .8 mile

Solitude Ct. .2 mile

A volunteer day to clean culverts and clear ditches is scheduled for June 2.

We will meet at Streamside and Blackcreek at 9am.

Extensive maintenance was performed on the road grader and the backhoe over the Winter. They are now current in all maintenance requirements.

ENVIRONMENTAL REPORT – MAY 19, 2007

CWPP – Community Wildfire Protection Plan

Three meetings of the Glen Haven Community have been held for the purpose of developing a community wildfire plan. These meetings were attended by representatives of the GHAVFD, the RLA, and the GHA, as well as representatives of USFS, ROMO, Larimer County, Colorado State Forest Service, USFS and the Interagency Coordinating Group.

The first meeting provided explanations of what a community wildfire plan involves and what part each entity plays. A Larimer County Fuel Hazard map of the Glen Haven area was presented. Most of The Retreat is located in the red area, which is high risk for fire ignition. The \$10,000 grant given to the GHAVFD was explained. The grant must be fully used by September 30, 2007.

During the second meeting, community values at risk from wildfire were discussed and ratings of high, medium and low values were assigned.

The third meeting was held on May 10. During this meeting, community needs and actions for protecting our community values were evaluated and prioritized. At the end of the meeting, the Community Wildfire Protection Plan document was signed by representatives of The Retreat, Glen Haven Association, GHAVFD and the Colorado State Forest Service.

The Glen Haven Association picked June 23, 2007, for an explanation of The Community Wildfire Protection Plan. This will be presented by the GHAVFD. There will also be a presentation by Bill Ciesla, Master Gardener, on Mountain Pine Beetle. This will be a meeting for all of our community and it is important that The Retreat people attend.

Tree Health

Trees that were attacked by mountain pine beetle last August will be starting to show "fading" in the next couple of weeks. The entire tree will be slightly off-color and will progress rapidly to brown or reddish-brown. The trees must be cut down and sections of logs treated to prevent mature beetles from attacking other trees. One tree left untreated means three more will be infected. If you intend on having important trees sprayed to prevent loss, you should be already in contact with a tree care person. The trees must be sprayed prior to beetle flight.

Communications Committee Report

Gordon Nuttall May 19, 2007

Newsletter

A newsletter has not been done since the last board meeting because there hasn't enough relevant info to warrant the cost. We will send one on May 24. There won't be another until after the annual meeting. Please submit articles by May 22.

DVD

Based on new information from numerous reliable sources about the beetle infestation, plus the info from the CCWP, I'm re-scoping the beetle-infestation DVD project. My current thinking is that it will be a more comprehensive DVD to be used by both GHA and RLA members. It would include:

- 1) Firewise. Creating defensible space
- 2) Accessibility to property by GHAVFD. Culverts, driveway, width, house numbering, etc.
- 3) Tree care. Beetle control, selective spraying, mistletoe, slash,
- 4) Emergency preparedness. Being prepared for snow in winter, power outages, wildfire. Expectations for roads and access to shopping, schools, jobs.
- 5) Evacuation routes, Reverse 911 and phone tree
- 6) Living in the Mountains. Content from Estes Park Women's League of Voters.
- 7) History of the area. Early homesteaders, native Americans, RLA developers. Re-do of content from first Retreat DVD.

I suggest the DVD should be in the new homeowner's packet, upon request, and made available at the annual meeting. The cost is about \$1.50 each. Iso, we should get it in the hands of realtors so that potential buyers (particularly people from outside of the area) are aware of living full-time in the Colorado mountains.

Phone tree

- Included additional addresses that Dennis provided.

Policies

The minutes from the January meeting it says the following in the next to last sentence:

"It was moved, seconded and carried that all prior policies be rescinded and that the proposed book of policies be adopted with the exception of the proxy matter being referred to the attorney."

It was my understanding that the proxy policy was adopted by the board, and that Graham was going to check with the lawyer whether that policy should be amended with regards to whether it is legal to put a limit on the number of proxies.

If my understanding is wrong, then I should remove the proxy policy from "The Book".

If my understanding is right, the notes should be amended and Graham should follow through with the lawyer and give a report.

DUNRAVEN GLADE ROAD COMMITTEE

~~2007/5/11~~

The Dunraven Glade Road Committee met Thursday, May 11, 2007 and elected Tim Mayhew Chairman, replacing Joanne Persichetti. He will attend RLA board meetings representing the committee.

The committee developed a plan for removal of noxious weeds along Dunraven Glade, Solitude Court and Gladeview Court. The committee will need some money from the Dunraven Glade fund for mailing permission slips to residents along the route, trash bags, either a dumpster or large truck rental and trash fees at the Estes Park landfill

There was discussion of Board Member Mark Lee's proposal for upgrading other roads in The Retreat. It was noted that Protected Covenant No. 15 states that all members shall be financially responsible for maintenance of the private roads. It does not cover upgrading the roads. One member of the committee stated that when buying his property he was told that upgrading would be the responsibility of the residents on those roads.

There was discussion of the Glen Haven Fire Department's need for a larger facility and the Retreat location was mentioned. Two members of the Fire Department were present and explained the requirements of the department.

A report was made on the progress by Larimer county on the Drake/Glen Haven issue and the members were urged to write letters to the three county commissioners, our state and federal representatives.

Dear RLA board members,

19-May-2007

I am unable to attend the May 19th board meeting, and am presenting this letter as a landowner comment to be attached to the meeting minutes.

I have written private emails and had discussions on several occasions with individuals hoping to resolve the assessment issue quietly and offline. At least one of these emails was distributed to the board without my permission. However, it appears that the board is going to proceed and I am greatly concerned.

There is diversity in the Retreat. The members along Dunraven receive no benefit from the money they have to pay for the roads. This inequity should be addressed in the future with a simple usage-based funding model similar to those used by other HOAs and road districts throughout Northern Colorado. There is an increasing trend from summer cabins to full-time residents in homes that have very significant investments. The things that we all have in common are the bylaws and covenants. We all signed up for these when we purchased our property. The bylaws are purposely made difficult to change (2/3 vote) because these are our common ground. The bylaws clearly state the maximum assessment.

The board's responsibility is therefore to budget its income as established by the bylaws and replace/maintain equipment within those bounds. That means our equipment will be older and the replacement reserve fund correspondingly smaller. It also means that full-time residents need to be prepared for the conditions and risks that are part of living in the mountains. The issues from this past winter do not justify an assessment increase. The root causes of those issues are easily corrected. This is not a safety or liability issue. The current road resurfacing plan for about 2.4 miles each year is well-thought-out and sufficient and sustainable for many years. The culvert improvement fund is also sufficient. Inflation has been negligible and can be easily incorporated into the current \$250 assessment. Enhancements to service levels such as newer vehicles and equipment capable of responding faster, more frequent snow removal, more frequent grading, and road resurfacing that exceeds the current standard should be paid for by those people that would benefit, not imposed on others who receive no benefit.

Any presentation to the membership needs to be factual, data-based, and not represent personal opinion about safety or liability from this past winter's severe weather. Personal interpretations about volunteers should not be included.

Karen and I want to live in a Retreat that is harmonious. I've been working over several years to build the Retreat sense of community, one of which is conducting an annual meeting that is a pleasant time to connect with neighbors. Increasing the assessment above the maximum level will stir up fractioning and set back the harmony and serenity of our community with no pressing need to do so.

Please consider putting the assessment increase on the shelf. In the past 18 months we've had severe weather, high maintenance costs on the pickup and water trucks, and our primary equipment operator passed on to another life. I ask the board to not react to those short-term issues and limit its overall expenditures, including equipment replacement reserve, to fall within the current bylaws limit of \$250.

Sincerely,
Gordon Nuttall

Retreat Landowner's Association, Inc.
Board Meeting Agenda
July 28, 2007
9:00 A.M., Rob Squire's, 1407 Miller Fork Road.

- 9:00 Call to order
Adopt agenda
Approval of May meeting minutes
Landowner comments
Board member comments
- 9:15 Reports
a. Treasurer
b. Assistant Treasurer/Corresponding Secretary
 i. Delinquent assessments
c. Architectural Control Committee
d. Roads Committee (include report on work completed by Gilmore)
e. Environmental Committee
f. Communications Committee
g. Dunraven Glade Committee
- 9:30 Unfinished Business
a. Rural addressing update
b. Annual meeting
c.
d.
- 9:45 New Business
a. Firework ban
b. Web site
c. Use of RLA equipment to bury water tanks
d.
e.
- 11:00 Adjourn

July 28, 2007 Retreat Board Meeting

Those present: Mark Lee, Francis Cunningham, Graham Fowler, Rob Squire, Anita Meis, Peggy Burch, Jan Ricker, JoAnn Persichetti and assorted homeowners

Meeting Called to order at 9 a.m.

May minutes approved

No homeowner comments on the homeowner comments portion of meeting.

Water tank placement and cost discussed briefly

Dunraven Glade Road Committee report read by JoAnn Persichetti. Weed control is turned over to Environmental committee. List of concerns read by JoAnn, the Dunraven Glade group thinks the current dues are unfair to them because they do not get many services from the money paid to the Retreat HOA.

Vote to official do away with the Dunraven Glade Road Committee by Francis Cunningham, second Mark Lee, and no objections.

Motion by Francis Cunningham to take \$3700 from the Dunraven Glade Road fund into the contingency fund, 2nd by Mark Lee, discussion, unanimous vote for doing that.

Treasure report by Anita Meis, fire fund paid all by two homeowners

2 property sales. 223 property owners, 2 outstanding dues still

Chenoweth removal from the Retreat discussed, Richard Boggs looking into what water rights there might be from this, Sumunia knows the answer but won't give the information...says the board needs to the research.

ACC Committee by Dennis Bicknell. Discussion about variance on Streamside. Dennis will report back about the committee on the variance

Roads Committee Report

continue to water and grade the roads, culverts blocked from rain, 2/10 mile of recycled asphalt to be applied, if approved, on the road on Streamside at entrance...will check to see if we have authority, first by Dick Boggs, second by Mark Lee, and it passed.

Culvert discussed on Knipples property, Van Horn engineering report disussed, Stokesberry culvert; Motion to approve what Van Horn said we should do by Rob Squire, second by Dick Boggs, voted all approved but Francis Cunningham.

If increase in dues are not passed at this HOA meeting, the board will try for the increase next year, due to the road issue.

Road budget discussed for next year: 1/3 of increase for employee operator, rest for increase on gas and the rest for reserve fund

Leasing equipment discussed, found out it would cost us more, long term costs would go up. Most roads have 4 inches of recycled asphalt...need to get to 8 inches for maintenance sake. Road base needs to be done every 2 to 3 years, which means we need to buy 4 miles per year according to Mark's research. Need to get the roads up to maintenance quality according to Dick Boggs. Assesment will be for one year on the road, Motion could be brought by the floor at the HOA meeting.

Environmental committee
No pine beetles flying yet.

Website

Mark will be taking over the website since Gordon has quit. Prepared to take legal actions if Gordon doesn't turn over all materials.

According to county commissioners, Glen Haven will remain Glen Haven not Drake; however, it won't be done right away because the county does not want to have a precedent.

Two fires discussed. Thanks to Rock Tallman and fire fighters on putting the fire out behind Jim Boyd's home.

Dick on proxy policy. No proxies have never been refused.

Firework Ban for new business. We will look into writing a ban on it. New board will discuss.

Static water discussed. Board supports it. Need to find out cost to us.

Graham read statement he plans to read at the meeting. Land owner comments will be moved to the first of meeting and possible at the end if there is time.

Trailer on Hubbard property for six months on Copper Hill...too long. Several complaints. Aquatic engineer study to be done on total to be discussed next time. Dirt bikes and AtV's on retreat roads and there are complaints.

Meeting adjourned at 11:05 a.m.

Submitted by Nancy Dunavan

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1750 25TH AVENUE SUITE 204
P O BOX 937
GREELEY COLORADO 80632
(970) 352-0661
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July 24, 2007

ACCOUNTANTS' COMPILATION REPORT

To the Board of Directors
Retreat Landowners' Association, Inc.
Glen Haven, Colorado

We have compiled the accompanying statement of assets, liabilities and net assets – cash basis for Retreat Landowners' Association, Inc. (a Colorado non-profit corporation) as of June 30, 2007 and the related statement of revenues, expenses and changes in net assets – cash basis for the six months then ended, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The financial statements have been prepared on the cash basis, which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

The accompanying budgeted statement of revenues, expenses and changes in net assets of Retreat Landowners' Association, Inc for the year ended December 31, 2007 has not been compiled or examined by us, and accordingly, we do not express an opinion or any other form of assurance on it.

Management has elected to omit the summaries of significant assumptions and accounting policies required under established guidelines for presentation of prospective financial statements. If the omitted summaries were included in the budgeted information, they might influence the user's conclusions about the Company's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared on the cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, net assets, revenues and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Retreat Landowners' Association, Inc

Odstrcil & Meis, CPA's PC
ODSTRCIL & MEIS, CPA'S, P.C.

Retreat Landowners' Association, Inc.
Statement of Assets, Liabilities and Net Assets - Cash Basis
As of June 30, 2007

ASSETS

Current Assets		
Cash and cash equivalents		
Checking - Key Bank		925.48
Money Market - Key Bank		
Bulwark Ridge	2,940.75	
Contingency Fund	6,693.00	
Dunraven Escrow	3,700.00	
General Funds	<u>52,633.65</u>	
		<u>65,967.40</u>
Total Cash and cash equivalents		<u>66,892.88</u>
Total Current Assets		66,892.88
Property and Equipment		
Old Equipment	7,000.00	
GMC	2,500.00	
Road Grader (2004)	43,554.00	
Pole Barn	21,870.00	
Transmission - GMC	3,919.37	
Accumulated Depreciation	<u>-23,352.00</u>	
Total Property and Equipment		<u>55,491.37</u>
TOTAL ASSETS		<u>122,384.25</u>

LIABILITIES AND NET ASSETS

Liabilities		
Current Liabilities		
Payroll Taxes		<u>294.00</u>
Total Liabilities		<u>294.00</u>
Net Assets		
Unrestricted		
Board Designated - Contingency Fund	8,693.00	
Operating	<u>108,756.50</u>	
Total Unrestricted		115,449.50
Temporarily Restricted		
Bulwark Ridge	2,940.75	
Dunraven Escrow	<u>3,700.00</u>	
Total Temporarily Restricted		<u>6,640.75</u>
Total Net Assets		<u>122,090.25</u>
TOTAL LIABILITIES AND NET ASSETS		<u>122,384.25</u>

See Accompanying Accountant's Compilation Report July 24, 2007.

Retreat Landowners' Association, Inc.
Statement of Revenues, Expenses and Change in Net Assets - Cash Basis
For the Six Months Ended June 30, 2007

	Actual Results Six Months Ending June 30, 2007	Budget Year Ending December 31, 2007	Variance
Revenues			
Landowners' Assessments	77,675.00	78,400.00	-725.00
Interest Income	109.23	0.00	109.23
Transfer Fees	300.00	1,000.00	-700.00
Other (Includes Late Fees)	229.75	0.00	229.75
Total Revenues	78,313.98	79,400.00	-1,086.02
Expense			
Accounting	0.00	500.00	-500.00
Address - GHCPG	0.00	500.00	
Administration			
Bank Charges	70.50	35.00	35.50
Copies	27.88	100.00	-72.12
Office Supplies	979.43	250.00	729.43
Postage	239.75	1,000.00	-760.25
Secretarial	140.00	750.00	-610.00
Total Administration	1,457.56	2,135.00	-677.44
Donations - Fire Department	22,200.00	22,400.00	-200.00
Depreciation	3,366.00	0.00	3,366.00
Environmental	0.00	500.00	-500.00
Gifts and Memorials	400.00	500.00	-100.00
Insurance	1,841.53	3,000.00	-1,158.47
Legal Fees	1,218.14	1,000.00	218.14
Membership Dues	25.00	275.00	-250.00
Membership Directories	0.00	300.00	-300.00
Newsletter Editor Expenses	0.00	200.00	-200.00
Newsletter Postage & Copying	241.94	1,000.00	-758.06
Road Maintenance			
Contract Services	1,600.00	0.00	1,600.00
Culvert Upgrade	0.00	2,860.00	-2,860.00
Equipment Fuel	1,432.04	3,000.00	-1,567.96
Equipment Rental	0.00	1,500.00	-1,500.00
Equipment Repairs & Maintenance	7,361.29	5,000.00	2,361.29
Materials - Road Base	500.68	25,500.00	-24,999.32
Payroll - Taxes	326.53	400.00	-73.47
Payroll - Wages	3,193.75	5,000.00	-1,806.25
Signs/Mirrors	0.00	200.00	-200.00
Tree Chip & Haul	0.00	1,500.00	-1,500.00
Water Lease	0.00	500.00	-500.00
Total Road Maintenance	14,414.29	45,460.00	-31,045.71
Social Events & Annual Meeting	250.00	1,000.00	-750.00
Utilities	144.92	100.00	44.92
Website	0.00	100.00	-100.00
Water Assessment - Annual	430.00	430.00	0.00
Total Expense	45,989.38	79,400.00	-32,910.62
CHANGE IN NET ASSETS	32,324.60	0.00	31,824.60
NET ASSETS AT JANUARY 1, 2007	89,765.85		
NET ASSETS AT JUNE 30, 2007	122,090.25		

See Accompanying Accountant's Compilation Report Dated July 24, 2007

Treasurer's Report
Retreat Landowners Association

July 24, 2007

As of July 24, 2007 the balance in the bank accounts is as follows:

Regular	\$ 1,210 00
Savings	\$38,967 40

Deposits of \$600.00 were made for transfer fees, assessments and late fees. A transfer from savings of \$27,000 was made on July 18, 2007 to cover checks issued.

Checks issued since June 30, 2007:

Copies/Postage	\$910 13
Membership Directories	\$294.18
Newsletter expenses	\$180.04
Equipment Fuel	\$1,523 93
Equipment Maintenance	\$109.32
Road base/supplies	\$22,614 33
Payroll checks	\$1,425 01
Payroll Taxes	\$15 06
Utilities	\$4.48
Attorney fees	\$240 00

Total amount of checks written - \$27,316.48

Payroll taxes of \$646.98 are due to be paid at the end of the year.

Finally, I have attached the financial report for June 2007.

Anita Meis

ASSISTANT TREASURER'S REPORT
July 28, 2007

Property Sales

Two properties have been sold since the first of the month. The number of landowners decreased by one, to 223.

Ed Grueff of Estes Park bought 1:19 on Streamside from LeRoy and Virginia Lawson. He is a current landowner (1:13).

Steve and Janene Hawkins of Burnsville, MN, bought 4:28 on Bulwark Ridge Drive from Phyllis Evans. They are new landowners.

Assessments

There are still two assessments outstanding. Liens may be filed on those two properties.

Jan Ricker
Assistant Treasurer/Corresponding Secretary

ARCHITECTURAL CONTROL COMMITTEE
THE RETREAT LANDOWNERS ASSOCIATION INC
POST OFFICE BOX 172
GLEN HAVEN CO 80532

July 24, 2007

TO: The Retreat Board of Directors

The Architectural Control Committee wishes to advise the RLA Board of its activities since the last written report.

Kent and Susan Lowry, Lot 25, Filing 3, 25 Bulwark Ridge Road, submitted an application for a home to be built at that location. Approval was given as submitted and construction has been started. This is a steep location. Discussions have been held concerning the ultimate road restoration.

John and Linda Stocker, Lot 7, Filing 4, 38 Barking Coyote Court, submitted plans for a garage to be built at that location. A house will be commenced later. Approval was given as submitted and construction has started.

Estes Park Electric has indicated they will not set power poles in the future and that electric service will be underground. Several underground services have been done. Because of this requirement, Stockers will need to trench within the Barking Coyote cul-de-sac and the length of their driveway. Discussions have been held regarding the restoration and grading of the cul-de-sac back to the intersection.

Both of the above projects have required many truck trips. Road conditions are being monitored.

The board will receive a Variance request from Jesse and Rebecca Quinby, Lot 17, Filing 1, 773 Streamside Drive. The variance will request authorization to build a cabin at a lesser distance from Streamside Drive that is required by the covenants which is 30 feet. Quinbys have made their application for this variance and another to be less than 100 feet from a stream which is a Larimer County rule.

Approval was given to Charles and Linda Galbraith, Lot 23 & 24, Filing 2, 250 Fisherman's Lane.

Several members have advised the ACC of reshingling, cutting trees, and inquiries.

For the ACC

Dennis R. Bicknell
RLABDRJu

Road Report for July 2007

The new wheel for the backhoe has been delivered so the tire and tube can be fixed. Rich fixed the brakes so we may be ok, although the problem has been intermittent.

Rich's projects for the last 3 months was forwarded under separate copy. If you need additional information let me know.

This week Black Creek and Copper Hill thru address 831 was watered and graded. Lower Miller Fork will also be graded this week. Also the large crack in the asphalt apron on Streamside at CR 43 was sealed.

The cost of the recycled asphalt for this year's road project was \$21,500. If this year's budget allows, I along with Dennis Bicknell, who helped develop and plan this project, recommend the Retreat apply recycled asphalt to the Streamside entrance from CR 43 to the Retreat entrance. The distance is .2 mile and the cost for the RCA will be about \$2,000. Even though this portion of Streamside is not in the Retreat we maintain it, as most of the traffic is Retreat traffic. It has now deteriorated to the point where grading does little good. I want to do this before the winter, some time in September.

There still are a number of culvert projects that need to be completed this year. Two need to have extensions added, and we need to make a decision on Van Horn Engineering's recommendations regarding the drainage problem on Copper Hill. I believe the culvert budget is adequate to pay for these projects, as they are currently defined.

Dick

Communications Committee Report

Gordon Nuttall

The following is a quick summary of the work done for Retreat communications this past year.

- Website:** www.rla-gh.com The website was kept up-to-date with the monthly news of the Retreat, including fundraising, social activities, ecology, GHHS programs, wildlife, safety, security, weather, clubs, newsletters, property sales, board meeting minutes, and business services (such as snow removal). New pages were created for the GHAVFD Auxiliary and for the GHCPG (Glen Haven Community Preservation Group).
- A camera was added. It is pointed toward Crosier Mountain but can be panned and zoomed from your Internet browser. It's very pretty when it snows. Check it out in the morning as the sun rises. Point your friends and relatives to the site to see what weather in the Retreat is like. Point it down at the deck rail to get an accurate snow depth.
- The site is now 25MB, 24 pages, and 1,638 links. To the best of my knowledge, there was never a time where it was offline or otherwise unavailable.
- Newsletter:** Four newsletters were distributed this past year. A 40% cost savings has been achieved by using email for distribution to members who have indicated they are willing to receive it with this method. Please provide your email address to participate in this cost-savings and to hear about other Retreat news.
- Phone Tree:** A Phone Tree was developed in case we need to quickly contact residents. It is available from the website. It does not replace the county's reverse-911 system. Contact your group's lead, the communications committee lead, or the RLA president if you have information that you believe should be communicated quickly to your Retreat neighbors. Typical uses are medical, power outage, storms, fire, burglary, and wildlife. Remember that it is wise to have a wired (where the handset is attached, not wireless) landline phone for use in emergencies.
- Handbook:** A 17-page Retreat Handbook was created with help from Dennis, Duke, and others and previous work from the 1980s. It is included in the new landowners packet and is available by request or from the website.
- Winter Safety:** A booklet was created for Winter Preparedness in order for people to be prepared in case of storms such as we had this past winter. This is an important informational piece to accompany the Fire Preparedness and FireWise booklets prepared the year before.
- Policies:** The Retreat Policies are complete and supersede all others. They are your "one-stop-shopping" to assist you in understanding how the RLA is administered. Each board member was provided a 3-ring binder with all governing documents. These are all available by download from the website's documents page or from the corresponding secretary. The RLA is now in compliance with CCIOA with its SB100 and SB89 amendments in the area of document availability and distribution.
- Tree Care DVD:** A DVD showing how to identify Mountain Pine Beetle infestations and treatment will be available for free at the annual meeting. This is in addition to the Retreat History DVD produced in 2004.

Dunraven Glade Road Committee Report

This spring, members of the Dunraven Glade Road Committee met with Dale Miller, Superintendent of the Road and Bridge Department for Larimer County and later with Glen Gibson, our County Commissioner and were told by both that Dunraven Glade Road is in such good shape because of the committee's constant communication with Dale Miller over the past two years. As Glen Gibson stated, "the squeaky wheel get action".

The county has applied road base, crowned the road with better run-off ditches and applies dust retardant at least twice a year. They also are doing a better job of keeping the road graded and in smooth condition. Since most RLA members use at least a portion of Dunraven Glade, this helps all of us. We are now on the list for eventual paving because of our two visits to the county officials. We were not on the list before.

In the 2003 RLA annual meeting packet it was stated that the Dunraven Glade Road Committee was being formed. Jim Broomfield, a board member at that time was instrumental in its formation. In the 2004 annual packet it was stated that \$5,000 was being set aside for the work of that committee.

Since we feel that the work of the Dunraven Glade Road Committee is finished we are disbanding and turning weed control over to the Environmental Committee.

Tim Mayhew, Chairman
Joanne Persichetti, Secretary
Jim Broomfield, former Chairman
Terry Tuttle, former Chairman

Retreat Landowner's Association, Inc.
Board Meeting Agenda
September 8, 2007
9:00 A.M., Dick Bogg's, 532 Elkridge Drive.

- 9:00 Call to order
Adopt agenda
Approval of July meeting minutes
Landowner comments
Board member comments
- 9:15 Reports
a. Treasurer
b. Assistant Treasurer/Corresponding Secretary
 i. Delinquent assessments
c. Architectural Control Committee
d. Roads Committee (include report on work completed by Gilmore)
e. Environmental Committee
f. Communications Committee
- 9:30 Unfinished Business
a. Water tanks
b. Annual meeting
c. Firework ban
d.
- 9:45 New Business
a. Proxy issue
b. Approve annual meeting minutes
c. Elect board officers
d. Petition Policy
e. Outreach program
f. Budget issues for 2008
g. Boulders on road by Squire's well head
h. *CAPITAL CAMPAIGN*
- 11:00 Adjourn



The meeting was held at the home of Dick Boggs.

Board members attending: Graham Fowler, Rob Squire, Dick Boggs, Francis Cunningham, Mark Lee, Tommy Dunavan, Michael Frederick.

Committee chairs attending: Jan Ricker, Peggy Burch.

Several other landowners attended.

Landowner Comments:

Tommy Dunavan read a letter received from Joe Barraclough in which Joe and several other Retreat members volunteered to make monetary contributions.

Duke Sumonia announced a meeting of the Glen Haven Historical Society to be held on September 18th at 7 pm in the Glen Haven Town Hall. The topic for the meeting will be related to Storm Mountain.

Francis Cunningham raised the issue of a moving truck being left on the Hubbard property in excess of the time limit allowed for in the covenants.

Carol and Keith Cross made a request to be relieved of paying the RLA assessment since they do not live on a RLA maintained road. The board did not approve this request and advised them that they could pursue being legally removed from the RLA at their own expense.

Tommy Dunavan announced an ice cream social to be held in Glen Haven on Sunday, Sept 9 in appreciation for the Glen Haven Volunteer Fire Department.

Treasurers Report

Jan Ricker reported that there had been two sales in the Retreat and that the annual report had been filed with the Secretary of State.



Other Business

Mark Lee raised the issue of imposing a construction fee to members undertaking major construction projects on their properties to recoup expenses from damage to the roads resulting from that construction. Other members noted that there is already a deposit required, but that the deposit is generally returned. No motion was made and no action taken.

The Chenoweth assessment issue was discussed. No action was taken. It was agreed that further research would be done by Rob Squire (with help from Duke Sumonia) and the issue would be raised again at the next meeting.

The ACC report from Dennis Bicknell was read.

The Road Report from Dick Boggs was read. Dick recommended lowering the speed limit on Retreat roads to 15 mph for safety reasons. A discussion was had regarding the problem of culverts and new construction. Dick agreed to work on this issue with Dennis Bicknell (ACC Chair).

Peggy Burch read the environmental report (posted on the web site). Peggy also show photos of a large tree that was recently attacked by pine beetles. The Board president agreed to send a letter to the owner of the tree to alert them.



Mark Lee reported that the new Retreat web site is up and running. He asked for input on new features and content that the members would like to see.

Tommy Dunavan led a discussion about the new water tank to be installed by the GHVFD on the property of Jan Ricker. He reported that an additional tank could be purchased and installed for about \$11,500 (\$3,500 for the tank and \$8,000 for installation). Tommy is working with the installation contractor to try to get the installation costs reduced. A discussion about the additional tank will be held at the next board meeting which will be focused on the 2008 budget.

Graham reported that the cost for the annual meeting and wine & cheese event was about \$1000.

A discussion about the proposed ban on fireworks was held. Rob Squire agreed to research the viability of the proposal and report back to the board at the next meeting.

A discussion about the proxy process was held. Graham Fowler agreed to update the policy document to reflect a change in the time frame for submission. The updated document to be reviewed at the next board meeting.

Minutes from the annual meeting were approved.

Discussion of creating a centralized email list was held. Mark Lee to work with Jan Ricker to create this list and use it for future communications with the membership.



Rob Squire discussed a proposal for outreach to members of the RLA.

Rob Squire requested board concurrence for installation of boulders within the right of way to protect his well head. It was granted.

Mark Lee proposed kicking off a volunteer capital campaign to raise money for a new snow plow truck. The campaign was approved and several board members made initial contributions to the campaign.

Board meeting were scheduled for 2007-2008:

Oct 13, 2007, 9 am, at the home of F. Cunningham

Nov 10, 2007, 9 am, at the home of M. Lee

Jan 12, 2008, 9 am, at the home of R. Squire

Mar 8, 2008, 9 am, at the home of G. Fowler

May 10, 2008, 9 am, at the home of M. Frederick

July 19, 2008, 9 am, at the home of T. Dunavan

July 19, 2008, Annual Meeting

Officers for the 2007-2008 year were elected.

President: Mark Lee

Vice President: Rob Squire

Secretary / Treasurer: Graham Fowler

ODSTRCIL & MEIS
CERTIFIED PUBLIC ACCOUNTANTS, PC
1750 25TH AVENUE SUITE 204
PO BOX 937
GREELEY, COLORADO 80632
(970) 352-0661
Fax: (970) 304-6860

October 1, 2007

ACCOUNTANT'S COMPILATION REPORT

To the Board of Directors
Retreat Landowners' Association, Inc.
Glen Haven, Colorado

We have compiled the accompanying statement of assets, liabilities and net assets – cash basis for Retreat Landowners' Association, Inc. (a Colorado non-profit corporation) as of September 30, 2007 and the related statement of revenues, expenses and changes in net assets – cash basis for the nine months then ended, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The financial statements have been prepared on the cash basis, which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

The accompanying budgeted statement of revenues, expenses and changes in net assets of Retreat Landowners' Association, Inc. for the year ended December 31, 2007 has not been compiled or examined by us, and accordingly, we do not express an opinion or any other form of assurance on it.

Management has elected to omit the summaries of significant assumptions and accounting policies required under established guidelines for presentation of prospective financial statements. If the omitted summaries were included in the budgeted information, they might influence the user's conclusions about the Company's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared on the cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, net assets, revenues and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Retreat Landowners' Association, Inc.

Odstrcil & Meis CPA's PC
ODSTRCIL & MEIS, CPA'S, P.C.

Retreat Landowners' Association, Inc.
Statement of Assets, Liabilities and Net Assets - Cash Basis
As of September 30, 2007

ASSETS

Current Assets		
Cash and cash equivalents		
Checking - Key Bank		594.42
Money Market - Key Bank		
Bulwark Ridge	2,940.75	
Capital Campaign	300.00	
Contingency Fund	8,893.00	
Dunraven Escrow	3,700.00	
General Funds	<u>19,145.49</u>	
		<u>32,779.24</u>
Total Cash and cash equivalents		<u>33,373.66</u>
Total Current Assets		33,373.66
Property and Equipment		
Old Equipment	7,000.00	
GMC	2,500.00	
Road Grader (2004)	43,554.00	
Pole Barn	21,870.00	
Transmission - GMC	3,919.37	
Accumulated Depreciation	<u>-25,035.00</u>	
Total Property and Equipment		<u>53,808.37</u>
TOTAL ASSETS		<u>87,182.03</u>
LIABILITIES AND NET ASSETS		
Liabilities		
Current Liabilities		
Payroll Taxes		<u>827.42</u>
Total Liabilities		<u>827.42</u>
Net Assets		
Unrestricted		
Board Designated - Contingency Fund	6,893.00	
Board Designated - Capital Campaign	300.00	
Operating	<u>72,720.88</u>	
Total Unrestricted		79,713.88
Temporarily Restricted		
Bulwark Ridge	2,940.75	
Dunraven Escrow	<u>3,700.00</u>	
Total Temporarily Restricted		<u>6,640.75</u>
Total Net Assets		<u>86,354.61</u>
TOTAL LIABILITIES AND NET ASSETS		<u>87,182.03</u>

See Accompanying Accountant's Compilation Report October 1, 2007.

Retreat Landowners' Association, Inc.
Statement of Revenues, Expenses and Change in Net Assets - Cash Basis
For the Nine Months Ended September 30, 2007

	Actual Results Nine Months Ending September 30, 2007	Budget Year Ending December 31, 2007	Variance
Revenues			
Landowners' Assessments	78,425 00	78,400 00	25 00
Interest Income	121 07	0 00	121 07
Transfer Fees	600 00	1,000 00	-400 00
Capital Campaign	300 00	0 00	300 00
Other (includes Late Fees)	611.25	0.00	611.25
Total Revenues	80,057 32	79,400 00	657 32
Expense			
Accounting	0 00	500 00	-500 00
Address - GHCPG	0 00	500 00	-500 00
Administration			
Bank Charges	77 50	35 00	42 50
Copies	768 72	100 00	668 72
Office Supplies	1,027 52	250 00	777 52
Postage	810 59	1,000 00	-189 41
Secretarial	240.00	750.00	-510.00
Total Administration	2 924 33	2,135 00	789 33
Donations - Fire Department	22,200 00	22,400 00	-200 00
Depreciation	5,049 00	0 00	5,049 00
Environmental	0 00	500 00	-500 00
Gifts and Memorials	400 00	500 00	-100 00
Insurance	2,502 53	3,000 00	-497 47
Legal Fees	2,182 14	1,000 00	1,182 14
Membership Dues	25 00	275 00	-250 00
Membership Directories	294 18	300 00	-5 82
Newsletter Editor Expenses	0 00	200 00	-200 00
Newsletter Postage & Copying	421 98	1 000 00	-578 02
Road Maintenance			
Contract Services	2,434 00	0 00	2,434 00
Culvert Upgrade	0 00	2,860 00	-2,860 00
Equipment Fuel	2,935 97	3,000 00	-64 03
Equipment Rental	0 00	1,500 00	-1,500 00
Equipment Repairs & Maintenance	9 208 43	5,000 00	4,208 43
Materials - Road Base	24,242 79	25,500 00	-1,257 21
Payroll - Taxes	546 80	400 00	146 80
Payroll - Wages	5 993 75	5 000 00	993 75
Signs/Mirrors	0 00	200 00	-200 00
Tree Chip & Haul	0 00	1,500 00	-1,500 00
Water Lease	0.00	500.00	-500.00
Total Road Maintenance	45,361 74	45,460 00	-98 26
Social Events & Annual Meeting	1,519 23	1,000 00	519 23
Utilities	158 23	100 00	58 23
Website	0 00	100 00	-100 00
Water Assessment - Annual	430.00	430.00	0 00
Total Expense	83,468.36	79,400 00	4,068.36
CHANGE IN NET ASSETS	-3,411.04	0.00	-3,411.04
NET ASSETS AT JANUARY 1, 2007	89,765 65		
NET ASSETS AT SEPTEMBER 30, 2007	86,354.61		

See Accompanying Accountant's Compilation Report Dated October 1, 2007

ASSISTANT TREASURER'S REPORT
September 8, 2007

Property Sales

Two properties have been sold since the Annual Meeting. The number of landowners remains at 223.

Mary Kathleen Henchey of Estes Park bought 1:93 on Elkridge from Robert Winslow. She is a new landowner.

Someone bought 1:88 on Elkridge from John and Wendy Russell. This was handled through a Greeley title company and they didn't know a HOA was involved. I'm following up with them to get the name of the new owner and also to get the transfer fee paid.

Assessments

Carl Friis is the only landowner with an unpaid assessment; a lien has been filed.

Secretary of State

I recently received notification to file RLA's annual report with the Colorado Secretary of State and have done so online (\$10 fee vs. \$100 for paper filing).

Jan Ricker
Assistant Treasurer/Corresponding Secretary

ARCHITECTURAL CONTROL COMMITTEE
THE RETREAT LANDOWNERS ASSOCIATION INC
POST OFFICE BOX 172
GLEN HAVEN CO 80532

September 4, 2007

TO: The Retreat Board of Directors

The Architectural Control Committee wishes to advise the RLA Board of its activities since the last written report of July 23, 2007.

At the last board meeting, the board members were furnished a written application with supporting documents from Jesse and Rebecca Quinby for a waiver to the road set back distance. In accordance with RLA board policy, the application was directed to the ACC for review and a recommendation. The ACC reviewed the Larimer County variance, looked at the lot, and notified the adjacent landowners. No comments were received from any of those members. The ACC recommended to the RLA Board that the waiver be granted. The board granted the variance and Quinbys were notified.

The Quinbys submitted an Application To Build a cabin on their Lot 17, Filing 1, 773 Streamside Drive. The application has been approved; work will probably start in the near future.

Currently there are three other approved construction sites within the Retreat, with one nearly finished. The ACC has been in contact with the Road Chair and working toward reducing the impact of construction on the Retreat roads. Some progress is being made on this.

Patty Mills has resigned her position on the ACC. A letter thanking her for her effort and time has been sent. Consideration will be given to finding another member to serve.

For the ACC,

Dennis R. Bicknell
ACCBDS7

Road Committee Report: September 6, 2007

The invoice for the RCA applied to the Streamside entrance is \$1,882.

Rich and I picked up the culverts from Big R Manufacturing today. The cost is \$1,505. Installation on Copper Hill will be next week. The culvert for Streamside will be scheduled later, as this may be a more difficult installation because of the rocky terrain.

Some of the RLA speed signs give 20 MPH as the speed limit; other road sections have 15 MPH signs. I want to make the speed limit on all Retreat roads 15. Your comments and advice are solicited.

I feel the board needs to start enforcing covenant 16, which states:

“No driveway or access road shall be constructed or used unless an approved culvert of a minimum size of twelve (12) inches shall first be installed by the owners of the lot, at their expense, unless said driveway or access road is below the level of the public road surface.”

The above is copied verbatim from the RLA protective covenants dated July 24, 2005.

This year allowing builders to delay the installation of culverts has cost the RLA at least \$2,000 in lost RCA and labor.

Dick Boggs

Scenarios

	Road Budget	RLA Budget	Assessment	Budget	Residents
Current Budget:	\$45,460	\$79,400	\$350	\$33,940	224

RLA Owned Equipment - Employee Operator					
	Road Budget	Budget Increase	Assessment	% Increase	Increase \$ / Month
0. Less material, add equipment reserve	\$45,460	\$0	\$350	0%	\$0.0

Quality & Service Level	Road Grading Times / Year	Road Base Miles / Year	Dust Treatment	Snow Removal Starts at
0 - Less material, add equipment reserve	3	1.3	No	3"

Road Budget Item	Current Budget	Proposed Budget	Difference
Equipment Fuel	3,000	3,500	500
Equipment Replacement	-	10,000	10,000
Equipment Rental	2,000	1,500	(500)
Equipment Repairs & Maintenance	5,000	6,000	1,000
Materials (road base, gravel)	25,500	14,168	(11,332)
Labor	5,400	7,142	1,742
Supplies, Signs, Reflectors, Culverts	4,560	3,150	(1,410)
Total Proposed Budget	45,460	45,460	(0)
Budget Increase		(0)	

ENVIRONMENTAL REPORT - SEPTEMBER 8, 2007

Trees

Mountain pine beetle flew about three weeks ago. They have attacked new target trees and a new cycle is starting. This is a good time to identify the trees that have been newly attacked so plans can be made how to get rid of them before July/August of 2008. There is a tree on a property on Bulwark Ridge Dr. that has been attacked by more beetles than I have ever seen on one tree. It had been attacked by Ips beetle and the upper third of the tree was already dead which attracted mountain pine beetle.

Reminder – Don't give beetle-kill firewood to anyone unless the wood has been treated in some way to kill the developing beetle. Many Limber, Scots and Austrian pine have been destroyed by mountain pine beetle all the way from Fort Collins and Windsor down to Colorado Springs. Most of these pine deaths have been traced to contaminated firewood brought in from the mountains. Many people still have the misconception that the beetle won't continue to develop in a tree that has been taken down and cut up. Don't spread the beetle to the urban setting.

Weeds

We are developing a real problem with Canada Thistle in The Retreat. I have noticed some this summer along most of our roadways. It is a big problem on Dunraven Glade. The County Weed Control won't be much help for this year. They have almost total new personnel and are still getting reorganized. They will still issue citations to homeowners who have a big problem and are not doing anything to try and control it. Next year the County Weed Control hopes to host community meetings and set up work groups within separate areas to try and get the problem under control.

Bear

Bear will be heading for winter hibernation shortly. During the remaining time until they do, they will be extremely hungry and will be hunting for food constantly. Be aware.

Wildfire

We have had three wildfires in the area this summer. The GHVFD has done a great job in putting these out. It is up to all of us to be vigilant, especially during lightning storms, and report these fires as soon as spotted. Also watch for people smoking on Miller Fork trail. There are many cigarette butts thrown in the grass.

Hunting Season

Hunting season is here. Hunters will be using the trailhead frequently. Last year, we had problems with poachers. Lets all watch for cars and trucks that are in areas where they shouldn't be and seem to be looking for game. We need to report any suspicious vehicles.

Peggy Burch

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting/2008 Budget Review
October 13, 2007 @ 9:00am
Frances Cunningham Residence – 564 Copper Hill Road

Attending: Mark Lee, Dick Boggs, Frances Cunningham, Tommy Dunavan, Mike Frederick,
Rob Squire

Also Attending: Anita Meis, Duke Sumonia

Anita Meis submitted the Treasurer's report through September 30, 2007 and the 2008 Budget Worksheet for review. It was agreed that decisions regarding road maintenance and equipment would need to be made prior to establishing the rest of the budget. Considerable discussion ensued regarding obtaining adequate equipment for snow removal and road maintenance verses providing additional road base. It was decided that equipment purchase is a high priority now and then it was moved, seconded and carried that \$15,000 be allocated toward equipment purchase/replacement and that options to obtain the equipment be pursued and presented at a future board meeting. Also, \$4000 would be budgeted for road base which would cover approximately ½ mile of road to handle urgent road maintenance problems.

The Board also discussed the possibility of establishing an Improvement District which would relieve the RLA of road maintenance responsibilities and require Larimer County to contract the road maintenance with funds from property tax assessments from landowners within the district. This alternative should be researched this next year and presented at the next annual meeting.

The Board endorsed reducing mailing expenses by sending as much correspondence as possible by email except when requiring a ballot. It was recommended that email addresses be added to the RLA directory.

The 3-year approval of the \$100 per assessment to be donated to the GHAVFD will be up for review at the next annual meeting.

The RLA currently is a member of the Community Association Institute. Director Rob Squire will review the benefits of membership to determine whether or not the RLA should continue its membership. Rob will also follow up on the culvert the RLA installed at the Stookesberry property to make sure each party met his/its financial responsibility.

The Board then reviewed each line item in the budget and established amounts for 2008. A copy of this proposed 2008 budget is attached to these minutes.

Meeting/work session adjourned at 11:10am.

Joan Van Horn
Meeting Recording Secretary

October 17, 2007

**Retreat Landowners' Association, Inc.
Budget Worksheet
2008**

	Actual January 1 to October 11, 2007	Budget 2007	Budget Worksheet 2008	
Revenues				
Landowners' Assessments	78,425.00	78,400.00	78,400.00	224* \$350
Interest Income	121.07			
Transfer Fees	600.00	1,000.00		
Capital Campaign	300.00			
Other (Includes Late Fees)	611.25			
Total Revenues	80,057.32	79,400.00	78,400.00	
Expense				
Accounting	0.00	500.00	500.00	includes \$250 stipend
Address - GHCPG	0.00	500.00	500.00	
Administration				
Bank Charges	77.50	35.00	35.00	
Copies	768.72	100.00	100.00	
Office Supplies	1,483.23	250.00	250.00	
Postage	810.59	1,000.00	700.00	
Secretarial	240.00	750.00	600.00	includes \$250 stipend
Total Administration	3,380.04	2,135.00	1,685.00	
Donations - Fire Department	22,300.00	22,400.00	22,400.00	224 * \$100
Environmental	0.00	500.00	0.00	
Gifts and Memorials	400.00	500.00	500.00	
Insurance	2,502.53	3,000.00	3,000.00	See below
Legal Fees	2,182.14	1,000.00	2,000.00	
Membership Dues	25.00	275.00	275.00	
Membership Directories	294.18	300.00	300.00	
Newsletter Expenses	421.98	1,200.00	500.00	
Road Maintenance				
Contract Services	2,434.00	0.00	1,500.00	
Culvert Upgrade	0.00	2,860.00	3,000.00	
Equipment Fuel	2,935.97	3,000.00	4,500.00	
Equipment Purchase	0.00	0.00	15,000.00	
Equipment Rental	0.00	1,500.00	1,000.00	
Equipment Repairs & Maintenan	9,422.78	5,000.00	5,000.00	
Materials - Road Base	24,242.79	22,500.00	4,535.00	
Payroll - Taxes	572.05	400.00	700.00	
Payroll - Wages	6,323.75	8,000.00	8,000.00	
Water Rental	0.00	500.00	0.00	
Signs/Mirrors/Supplies	0.00	200.00	300.00	
Total Road Maintenance	45,931.34	43,960.00	43,535.00	
Social Events & Annual Meeting	1,519.23	1,000.00	1,500.00	
Tree Chip & Haul	0.00	1,500.00	1,500.00	
Utilities	162.62	100.00	175.00	
Water Assessment - Annual	430.00	430.00	430.00	
Website	0.00	100.00	100.00	
Total Expense	79,549.06	79,400.00	78,400.00	
CHANGE IN NET ASSETS	508.26	0.00	0.00	
Depreciation	5,049.00	0.00	2,976.00	
Net Change	-4,540.74	0.00	-2,976.00	

October 17, 2007

Retreat Landowners' Association, Inc.
Budget Worksheet
2008

	Actual January 1 to October 11, 2007	Budget 2007	Budget Worksheet 2008
Insurance			
Liability	1,536.00	1,850.00	
Vehicle	305.53	700.00	
Workman's Comp	661.00	450.00	
	<u>2,502.53</u>	<u>3,000.00</u>	
Still have to pay for ins			
Vehicle	350.00		
	0.00		

Retreat Landowner's Association, Inc.
Board Meeting Agenda
November 10, 2007
9:00 A.M., Mark Lee's, 1204 Copper Hill.

- 9:00 Call to order
Adopt agenda
Approval of September meeting minutes
Landowner comments
Board member comments
- 9:15 Reports
a. Treasurer
b. Assistant Treasurer/Corresponding Secretary
c. Architectural Control Committee
d. Roads Committee
e. Environmental Committee
f. Communications Committee
- 9:30 Unfinished Business
a. Final review 2008 budget
b. Snow plow truck, review options
c. Fireworks ban
d. Outreach program
- 10:00 New Business
a. Policy on hunting in the Retreat
b. Initiatives for next Annual Meeting ballot
 a. Government Improvement District for roads
 maintenance
 b. GHVFD dues renewal
 c.
c.
- 11:00 Adjourn

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting
November 10, 2007 @ 9:00 am
Mark Lee Residence – 1204 Copper Hill Road

Attending: Mark Lee, Dick Boggs, Frances Cunningham, Tommy Dunavan, Graham Fowler, Mike Frederick, Rob Squire

Also Attending: Anita Meis, Vicky McCoy, Peggy and Vern Burch, Ann Martin, Jan Ricker, Duke Sumonia

The meeting agenda was adopted and the minutes of the meeting held September 8, 2007 were approved.

Landowners Comments: Complaints were expressed about construction trucks speeding on the roads and causing damage. Dick Boggs agreed to look into the situation.

Treasurer's Report: Anita Meis submitted the October financial report along with the revised 2008 Budget Worksheet. Jan Ricker found the original water agreement with the Maitlands and Rob Squire agreed to review it regarding assessment obligations and to consult the Association attorney if further review is necessary.

Assistant Treasurer/Corresponding Secretary's Report: Jan Ricker pointed out that Article 12, Section 1 of the Bylaws contains an out-of-date statement regarding the assessment reverting to \$150 on 1/01/1998 and that the Bylaws may need to be reviewed for other misstated or obsolete references.

Architectural Control Committee Report: A written report from Dennis Bicknell dated 11/05/07 stated that no applications have been filed or approved and that three major construction projects are underway.

Roads Committee Report: Dick Boggs reported that the road equipment is winterized. Kitchen Excavating is currently doing work in the Retreat and could begin next week to excavate for the 10,000 gallon water storage tank on the Ricker property. Tommy Dunavan agreed to oversee and record the excavation and to head a committee for the purchase and installation of future water storage tanks. A proposal for additional water storage tanks will be presented for vote at the next annual meeting.

Environmental Committee: Peggy Burch reported on a new entity formed called the "Estes Land Stewardship Area" (ELSA) whose main focus will be to address the threat of noxious weeds invading the area and to stay in compliance with the Colorado Noxious Weed act. Peggy is representing the Master Gardeners in ELSA so the Retreat needs to appoint its own representative.

Now is a good time to identify trees attacked this fall by the Mountain Pine Beetle by inspecting trees from about three feet above the ground to where the trunk narrows to 6" for pitch tubes.

Communications Committee: Volunteers are needed to help with RLA newsletters. Vicki McCoy volunteered to help.

2008 Budget: It was moved, seconded and carried that the 2008 Budget be approved as revised.

Road Equipment/Road Maintenance: Considerable discussion took place regarding purchasing a truck vs. a multi-purpose vehicle and continuing to maintain RLA roads vs. forming a road improvement district. All alternatives require more research in order to make a decision or to bring it to a vote of the general membership so a committee consisting of Dick Boggs, Duke Sumonia and Mark Lee will research the roads improvement district alternative and another committee consisting of Rob Squire, Graham Fowler, and Mike Frederick will research the alternative of the RLA continuing to maintain the roads (taking into consideration that perhaps there will need to be some relief to Dunraven Glade road residents).

Policies:

Fireworks – It was moved, seconded and carried that a policy banning fireworks in the Retreat be adopted. Rob Squire will write the policy for final review.

Hunting – It was moved, seconded and carried that a policy banning hunting on RLA property be adopted. Mark Lee will write the policy for final review.

Proxies – It was moved, seconded and carried that the current policy on proxies be reworded to “all proxies must be submitted by mail and postmarked at least five days prior to the annual meeting in order to be counted” (or similar wording). Graham Fowler will rewrite this policy and also submit a proposal for dealing with absentee ballots for the Board of Directors election at the January meeting. Mark Lee will consult the Association attorney to see if the number of proxies held by members can be limited.

A letter dated November 9, 2007 and contribution towards road maintenance were received from Ken Cooper.

Next meeting is January 12, 2008 @ 9:00am at Rob Squire’s residence at 1407 Miller Fork.

Meeting adjourned at 10:50 am.

Joan Van Horn
Meeting Recording Secretary

Treasurer's Report
Retreat Landowners Association

November 7, 2007

As of November 7, 2007 the balance in the bank accounts is as follows:

Regular	\$ 2,352.77
Savings	\$31,283.52

Checks issued since October 31, 2007:

Secretary Services	\$40.00
Safe Deposit Box	\$75.00
Road base/supplies	\$191.71
Payroll checks	\$538.86

Total amount of checks written - \$845.57

Payroll taxes of \$934.20 are due to be paid at the end of the year.

Finally, I have attached the financial report for October 2007 and the updated budget worksheet for 2008.

Anita Meis

ODSTRCIL & MEIS
CERTIFIED PUBLIC ACCOUNTANTS, PC
1750 25TH AVENUE, SUITE 204
P.O. BOX 937
GREELEY, COLORADO 80632
(970) 352-0001
Fax: (970) 304-8850

November 7, 2007

ACCOUNTANT'S COMPILATION REPORT

To the Board of Directors
Retreat Landowners' Association, Inc.
Glen Haven, Colorado

We have compiled the accompanying statement of assets, liabilities and net assets – cash basis for Retreat Landowners' Association, Inc. (a Colorado non-profit corporation) as of October 31, 2007 and the related statement of revenues, expenses and changes in net assets – cash basis for the ten months then ended, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The financial statements have been prepared on the cash basis, which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

The accompanying budgeted statement of revenues, expenses and changes in net assets of Retreat Landowners' Association, Inc. for the year ended December 31, 2007 has not been compiled or examined by us, and accordingly, we do not express an opinion or any other form of assurance on it.

Management has elected to omit the summaries of significant assumptions and accounting policies required under established guidelines for presentation of prospective financial statements. If the omitted summaries were included in the budgeted information, they might influence the user's conclusions about the Company's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared on the cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, net assets, revenues and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Retreat Landowners' Association, Inc.

Odstrcil & Meis CPA's P.C.
ODSTRCIL & MEIS, CPA'S, P.C.

Retreat Landowners' Association, Inc.
Statement of Assets, Liabilities and Net Assets - Cash Basis
As of October 31, 2007

ASSETS

Current Assets			
Cash and cash equivalents			
Checking - Key Bank			3,198.34
Money Market - Key Bank			
Bulwark Ridge	2,940.75		
Capital Campaign	2,695.00		
Contingency Fund	6,693.00		
Dunraven Escrow	0.00		
General Funds	<u>18,954.77</u>		
		<u>31,283.52</u>	
Total Cash and cash equivalents			<u>34,481.86</u>
Total Current Assets			34,481.86
Property and Equipment			
Old Equipment		7,000.00	
GMC		2,500.00	
Road Grader (2004)		43,554.00	
Pole Barn		21,870.00	
Transmission - GMC		3,919.37	
Accumulated Depreciation		<u>-25,596.00</u>	
Total Property and Equipment			<u>53,247.37</u>
TOTAL ASSETS			<u><u>87,729.23</u></u>
LIABILITIES AND NET ASSETS			
Liabilities			
Current Liabilities			
Payroll Taxes			<u>837.92</u>
Total Liabilities			<u>837.92</u>
Net Assets			
Unrestricted			
Board Designated - Contingency Fund	6,693.00		
Board Designated - Capital Campaign	2,695.00		
Operating	<u>74,562.56</u>		
Total Unrestricted			83,950.56
Temporarily Restricted			
Bulwark Ridge	2,940.75		
Dunraven Escrow	<u>0.00</u>		
Total Temporarily Restricted			<u>2,940.75</u>
Total Net Assets			<u>86,891.31</u>
TOTAL LIABILITIES AND NET ASSETS			<u><u>87,729.23</u></u>

See Accompanying Accountant's Compilation Report November 7, 2007.

Retreat Landowners' Association, Inc.
Statement of Revenues, Expenses and Change in Net Assets - Cash Basis
For the Ten Months Ended October 31, 2007

	Actual Results	Budget	Variance
	Ten Months Ending October 31, 2007	Year Ending December 31, 2007	
Revenues			
Landowners' Assessments	78,675.00	78,400.00	275.00
Interest Income	125.35	0.00	125.35
Transfer Fees	800.00	1,000.00	-200.00
Capital Campaign	2,695.00	0.00	2,695.00
Other (Includes Late Fees)	611.25	0.00	611.25
Total Revenues	<u>82,906.60</u>	<u>79,400.00</u>	<u>3,506.60</u>
Expense			
Accounting	0.00	500.00	-500.00
Address - GHCPG	0.00	500.00	-500.00
Administration			
Bank Charges	181.50	35.00	146.50
Copies	788.72	100.00	688.72
Office Supplies	1,483.23	250.00	1,233.23
Postage	918.15	1,000.00	-81.85
Secretarial	240.00	750.00	-510.00
Total Administration	<u>3,591.60</u>	<u>2,135.00</u>	<u>1,456.60</u>
Donations - Fire Department	22,300.00	22,400.00	-100.00
Depreciation	5,610.00	0.00	5,610.00
Environmental	0.00	500.00	-500.00
Gifts and Memorials	400.00	500.00	-100.00
Insurance	2,666.90	3,000.00	-333.10
Legal Fees	2,182.14	1,000.00	1,182.14
Membership Dues	25.00	275.00	-250.00
Membership Directories	361.64	300.00	61.64
Newsletter Editor Expenses	0.00	200.00	-200.00
Newsletter Postage & Copying	477.65	1,000.00	-522.35
Road Maintenance			
Contract Services	2,434.00	0.00	2,434.00
Culvert Upgrade	0.00	2,860.00	-2,860.00
Equipment Fuel	2,935.97	3,000.00	-64.03
Equipment Rental	0.00	1,500.00	-1,500.00
Equipment Repairs & Maintenance	9,545.60	5,000.00	4,545.60
Materials - Road Base	24,242.79	22,500.00	1,742.79
Payroll - Taxes	572.05	400.00	172.05
Payroll - Wages	6,323.75	8,000.00	-1,676.25
Signs/Mirrors	0.00	200.00	-200.00
Tree Chip & Haul	0.00	1,500.00	-1,500.00
Water Lease	0.00	500.00	-500.00
Total Road Maintenance	<u>46,054.16</u>	<u>45,400.00</u>	<u>654.16</u>
Social Events & Annual Meeting	1,519.23	1,000.00	519.23
Utilities	162.62	100.00	62.62
Website	0.00	100.00	-100.00
Water Assessment - Annual	430.00	430.00	0.00
Total Expense	<u>85,780.94</u>	<u>79,400.00</u>	<u>6,380.94</u>
CHANGE IN NET ASSETS	<u>-2,874.34</u>	<u>0.00</u>	<u>-2,874.34</u>
NET ASSETS AT JANUARY 1, 2007	<u>89,765.65</u>		
NET ASSETS AT OCTOBER 31, 2007	<u>86,891.31</u>		

See Accompanying Accountant's Compilation Report Dated November 7, 2007

October 17, 2007

**Retreat Landowners' Association, Inc.
Budget Worksheet
2008**

	Actual January 1 to October 11, 2007	Budget 2007	Budget Worksheet 2008	
Revenues				
Landowners' Assessments	78,425.00	78,400.00	78,400.00	224 * \$350
Interest Income	121.07			
Transfer Fees	600.00	1,000.00		
Capital Campaign	300.00			
Other (Includes Late Fees)	611.25			
Total Revenues	80,057.32	79,400.00	78,400.00	
Expense				
Accounting	0.00	500.00	500.00	includes \$250 stipend
Address - GHCPG	0.00	500.00	500.00	
Administration				
Bank Charges	77.50	35.00	35.00	
Copies	768.72	100.00	100.00	
Office Supplies	1,483.23	250.00	250.00	
Postage	810.59	1,000.00	700.00	
Secretarial	240.00	750.00	600.00	includes \$250 stipend
Total Administration	3,380.04	2,135.00	1,685.00	
Donations - Fire Department	22,300.00	22,400.00	22,400.00	224 * \$100
Environmental	0.00	500.00	0.00	
Gifts and Memorials	400.00	500.00	500.00	
Insurance	2,502.53	3,000.00	3,000.00	See below
Legal Fees	2,182.14	1,000.00	2,000.00	
Membership Dues	25.00	275.00	275.00	
Membership Directories	294.18	300.00	300.00	
Newsletter Expenses	421.98	1,200.00	500.00	
Road Maintenance				
Contract Services	2,434.00	0.00	0.00	
Culvert Upgrade	0.00	2,860.00	3,000.00	
Equipment Fuel	2,835.97	3,000.00	4,500.00	
Equipment Purchase	0.00	0.00	15,000.00	
Equipment Rental	0.00	1,500.00	1,000.00	
Equipment Repairs & Maintenance	9,422.78	5,000.00	5,000.00	
Materials - Road Base	24,242.79	22,500.00	4,635.00	
Payroll - Taxes	572.05	400.00	700.00	
Payroll - Wages	6,323.75	8,000.00	8,000.00	
Water Rental	0.00	500.00	0.00	
Signs/Mirrors/Supplies	0.00	200.00	300.00	
Total Road Maintenance	45,931.34	43,960.00	42,035.00	
Social Events & Annual Meeting	1,519.23	1,000.00	1,500.00	
Tree Chip & Haul	0.00	1,500.00	1,500.00	
Firehouse Clean Up		0.00	1,500.00	
Utilities	162.62	100.00	175.00	
Water Assessment - Annual	430.00	430.00	430.00	
Website	0.00	100.00	100.00	
Total Expense	79,549.06	79,400.00	78,400.00	
CHANGE IN NET ASSETS				
Depreciation	5,049.00	0.00	2,976.00	
Net Change	-4,540.74	0.00	-2,976.00	

October 17, 2007

Retreat Landowners' Association, Inc.
Budget Worksheet
2008

	Actual January 1 to October 11, 2007	Budget 2007	Budget Worksheet 2008
Insurance			
Liability	1,536.00	1,850.00	
Vehicle	305.53	700.00	
Workman's Comp	661.00	450.00	
	<u>2,502.53</u>	<u>3,000.00</u>	
Still have to pay for ins			
Vehicle	350.00		
	0.00		

ASSISTANT TREASURER'S REPORT - November 10, 2007

Property Sales

I mentioned a sale in my September report but didn't know the buyer's name. Kevin and Debbie O'Reilly of Greeley (soon to be of The Retreat) bought 1:88 on Elkridge from John and Wendy Russell. They are new landowners.

Richard and Judith Lightner of Golden bought 2:26 on Streamside from Erik and Laura Kruse. They are new landowners. The number of landowners remains at 223.

Assessments

All 2007 assessments have now been paid except for Chenoweth; that case is still under review. I finally found the original signed water agreement with the Maitlands, which may need to be reviewed by our lawyers.

Capital Campaign

To date \$2,695 has been donated specifically to the Capital Campaign. I've received another \$415 in memoriam for Dice McKnight, which the donors said may also be used for the Capital Campaign, for a total of \$3,110.00.

Bylaws

In the process of working with Dennis Bicknell to trace the assessment history, we discovered why the Bylaws as last printed in July, 2005 contain the following confusing statement about assessments:

"Each member is obligated to pay annual assessments to the Association of an amount set yearly by the Board of Directors, but not in excess of \$250.00. This maximum annual assessment of \$250.00 shall revert to a maximum of \$150.00 beginning January 1, 1998."

Since the assessment has been more than \$150 ever since, it would appear that RLA is in violation of its Bylaws. However, as presented in a motion by the Board prior to the July 2000 Annual Meeting, the underlined portion was to be removed from the Bylaws. The motion passed with a 2/3 vote, as reflected in the minutes of that Annual Meeting.

We suggest that Article XII, Section 1, of the Bylaws be corrected to reflect this.

Annual Meeting

The Trail Ridge Room at the Holiday Inn Conference Center has been reserved for the afternoon of July 19, 2008.

Jan Ricker
Assistant Treasurer/Corresponding Secretary

ARCHITECTURAL CONTROL COMMITTEE
THE RETREAT LANDOWNERS ASSOCIATION INC
POST OFFICE BOX 172
GLEN HAVEN CO 80532

November 5, 2007

TO: The Retreat Landowners Association
Board of Directors.

The Architectural Control Committee wishes to advise the board of its activities since the last written report in September

There have been no applications filed nor have any been approved. There are three projects with major construction currently underway. Several members have advised of restoration work or new roofs or painting siding. The ACC has responded to several requests for information, including file information.

At the present there have been no inquiries concerning future building.

For the ACC

Dennis R. Bicknell

ACCBDN07

Road Committee Report, November 6, 2007

All equipment has been winterized. The snowplow and the studded snow tires have been put on the pickup.

Several weeks ago I asked the county to install a street sign for Streamside at CR43. The request was approved and a sign should be in place shortly.

I spoke with Ed Kitchen last week; he has an excavator preparing a driveway in the Retreat. He should be done by the 12th, after which he could start excavating for the water tank. Ed feels it can be completed before the ground freezes. It is planned to use our backhoe and grader to put in the ditches for the pump out lines and to grade in the truck parking area at the pumping station.

I mentioned at the budget meeting that M&M Tanks had 8,000-gallon capacity tanks for sale for \$5,200. I spoke with Steve Childs about these and he thought 8,000-gallon tanks would be ok. Steve also believes we need a total of 5 tanks to adequately cover the Retreat area with one of the tanks placed along Dunraven Glade. The total cost to purchase and install four additional tanks is estimated at \$48,000. I suggest the board plan this as a two or three year project and ask the RLA members to vote funds for it at the annual meeting.

Dick

Richard Gilmore

Times Sheet for October 1, 2007 through October 31, 2007

<u>October 3, 2007</u>	3.0 hrs	Finish Culvert Job on Copper Hill Rd
<u>October 5, 2007</u>	5.5 hrs	Grade Miller Fork at Dunraven Entrance also grade Copper Hill & Miller Fork.
<u>October 8, 2007</u>	2.5 hrs	Repair & weld snowplow brackets on plow truck. Also install snow tires & performed light maintenance, Wash, clean & fuel.
<u>October 10, 2007</u>	0.5 hrs 2.5 hrs	Remove components on backhoe to locate antifreeze leak Grade Bullwark.
<u>October 11, 2007</u>	0.5 hrs 2.0 hrs 1.5 hrs	Replace radiator hose and antifreeze on backhoe Grade Miller Fork Rd. Pressure wash & clean road grader.
<u>October 12, 2007</u>	1.0 hrs 1.0 hrs	Winterize water truck & water pumps & store for winter. Service air filter on road grader, also analyze electrical problem With caution light. Remove defective light.
<u>October 15, 2007</u>	4.5 hrs	Grade Miller Fork & Copper Hill Rd
<u>October 16, 2007</u>	5.0 hrs	Finish grading Miller Fork & Copper Hill Rd
<u>October 18, 2007</u>	.0 hrs	Install new caution light on road grader.
<u>Total Hours</u>	<u>29.5 hrs</u>	

ENVIRONMENTAL REPORT, NOVEMBER 10, 2007

Formation of a Weed Management District

Larimer County will no longer be providing weed control services in the outlying areas of western Larimer County. This includes Allenspark to Drake in the east and then west to Rocky Mountain National Park. This includes Estes Park and Glen Haven areas. Fort Collins and Loveland will still be serviced by the County. Areas north of Fort Collins have already formed their own weed management groups. Estes Park has contracted with a private business in Fort Collins for weed control.

Two meetings have been recently held to discuss strategies necessary to form a weed management area for the Estes Valley, including most of the areas that have been left without a weed control district. There are many entities involved in this group effort. This includes conservation and environmental groups, communities of Allenspark and Pinewood Springs, the towns of Estes Park, Lyons, residents in the north end of Estes Park, The Retreat and Glen Haven. The Larimer County Weed District has sent a rep as have CDOT, CSU Extension Division, USFS and Rocky Mountain National Park. The collaborative effort has been named Estes Land Stewardship Area or (ELSA)

ELSA Mission Statement:

"Promote the cooperation and collaboration of local residents, federal, state, and local agencies and entities in efforts that enhance and preserve the ecological integrity of public and private lands on the eastern perimeter of Rocky Mountain National Park. Such efforts shall encourage land stewardship practices that sustain plant communities which provide wildlife habitat, aesthetic value and help resist encroachment of invasive species."

The initial and primary objective will be to address the threat of noxious weeds invading the area and to stay in compliance with the Colorado Noxious Weed act. ELSA will promote the awareness of invasive plant species and their impacts through education and outreach efforts and by promoting the use of various weed management practices to prevent the establishment of new populations. In order to preserve the ecological integrity of this area, we must contain, reduce and/or eradicate current populations of noxious weeds.

We hope to achieve the objective through the use of newspaper articles, presentations at meetings and events and dissemination of educational literature. We will sponsor weed pull events and weed identification hikes along with site visits to help private property owners identify weeds. We want to be able to provide not only information but to help

the property owners eliminate the noxious weeds. The group has applied for grants and we hope to have cost-sharing programs.

People need to be made aware of the ecological dangers of letting the noxious, nonnative and invasive weeds to continue to take over our private and public lands. We have many very capable people involved to help. The main focus at this time is to get people in the affected areas involved and knowledgeable.

I am representing Larimer County Extension Master Gardeners in this effort. I must present views that are supported by scientific studies approved by CSU. I need a member of The Retreat to join with us to help with outreach efforts. I can represent both the Master Gardeners and The Retreat temporarily but there really needs to be someone who can speak for just the Retreat.

Mountain Pine Beetle

Now is an excellent time to identify pine trees that were attacked this fall. The pitch tubes are usually quite obvious. Start looking about three feet above the ground and up to where the tree trunk narrows to less than 6 inches. Circle the tree several times to be sure. Carry a piece of chalk or some paint to mark the trees you have inspected. Put a big X on any you suspect might have pine beetle. If you find just a couple of pitch tubes on any one tree, the tree might survive. Remember, however, one beetle can produce seventy-five offspring.

There have been spotty reports of mountain pine beetle now attacking spruce trees and some Douglas fir in areas where the normal pine hosts have been depleted.

Pines, such as bristlecone and pinyon that do not get attacked very often, are now showing evidence of MPB attack in locations where firewood has been moved from the mountains.

Mr. Hilman, the owner of the tree that is badly attacked, has contacted me. He indicated that they had intended to remove that tree last summer but did not have a chainsaw that was large enough. They sprayed all of the other pines in the area but not that one as their intent was still to remove it at some time. They are going to take the tree down before the beetles fly next fall. Thanks to Mark for advising the Hilmans. They are very concerned about MPB and wildfire and are doing everything they can to protect their property.

Peggy Burch
Environmental Committee

GLEN HAVEN AREA VOLUNTEER FIRE DEPARTMENT – Financial Report

	<u>Jan. – Dec. 2006</u>	<u>1/01/07-10/31/07</u>	<u>2007 Budget</u>
Opening Balance: Checking	49,395.57	67,212.09	
(Jan. 1 st) Capital Fund/CDs	<u>18,124.54</u>	<u>18,560.87</u>	
	67,520.11	85,772.96	
INCOME:			
Donations/Fund Raisers/Grants			
Glen Haven	21,150.00	8,200.00	
Retreat Landowners	22,300.00	22,300.00	
Ducky Derby	2,128.00	3,458.00	
RMNP	10,400.00	10,000.00	
Other Grants	81,468.00	103,550.00	
Pancake Breakfast	2,714.00	2,367.00	
Pancake Breakfast Boot	718.02	1,590.90	
Xmas Ornaments	4,184.48	426.47	
Cookbook (Boyd)		221.50	
Other	<u>6,920.00</u>	<u>6,889.97</u>	
Total	151,982.50	159,003.84	
Interest	144.11	129.88	
Misc.	<u>490.39</u>	<u>396.17</u>	
Total Income	152,617.00	159,529.89	
EXPENSES:			
ADMINISTRATION			
Office	825.96	931.00	
Shipping/Postage	111.40	127.88	
Insurance	5,918.00		
Fees & Licenses	63.00	263.00	
Fund Raising	1,464.92	1,785.25	
Workmen's Comp.	2,643.00		
Grants Compliance	150.00	150.00	
Misc.	<u>999.10</u>	<u>440.52</u>	
	12,175.38	3,697.65	
OPERATIONS			
Communications	14,435.65	5,047.40	10,000.00
EMS	192.39	302.98	3,000.00
Fire Equipment	3,616.49	6,688.84	5,000.00
Personal Protection	89,139.52	1,543.00	2,000.00
Vehicles Maint.	2,852.87	888.20	3,500.00
Fuel	1,444.79	858.42	
Rental	200.00	200.00	
Facilities-maint.&impr,	0	345.79	1,000.00
Safety-Markers, equip.	1,163.79	251.94	1,500.00
Utilities – Propane	2,558.79	2,103.07	3,500.00
- Electric	424.35	349.79	
Trash Removal	670.66	593.49	
Training	5,217.66	1,662.52	1,000.00
Misc.	<u>708.14</u>	<u>1,218.36</u>	<u>3,000.00</u>
	122,625.10	22,053.80	33,500.00
Total Expenses	134,800.48	25,751.45	
Capital Expenses	0	112,132.56	12,000.00
Ending balances: Checking	67,212.09	3,857.97	
Capital Fund/CDs	18,560.87	6,842.14	
Money Market Acct.		97,738.23	