



RETREAT LANDOWNERS ASSOCIATION, INC.

MINUTES

THE TWENTY-SECOND ANNUAL MEETING

JULY 31, 1993

THE GLEN HAVEN COMMUNITY BUILDING

The meeting was called to order by President Marlan McMahan. The landowners introduced themselves, giving their Retreat addresses and their home addresses. Marlan introduced the Board members and explained their jobs on the Board. He also introduced the several committee chairmen. Gifts of appreciation for their work on and for the Board were given to Steve Little, retiring ACC chairman, Carol Fulton resigning recording secretary, and Marylouise Widmair, retiring Treasurer.

A moment of silence was observed to remember those RLA members who in the past year have been seriously ill, or died, and to also think of those who had experienced the flood, seventeen years ago on July 31, 1976.

Marlan introduced MaRCILE Trehan, from Bulwark Ridge Association. She expressed concern about the large amount of traffic, cutting trees, camping, fire rings from those outside of the RLA and BRA members. Since last Saturday (July 24, 1993) a heavy-duty padlock is on their gate, keys are given to BRA members and some RLA Board members. Letters of authorization are given to BRA members and the RLA Board members. She asked that our membership ask anyone who might be trespassing, to show their letter of authorization. She said that since there are only six BRA members, since they use our roads, and since they are adjacent to the Retreat, they are considering joining the RLA as members. It has not been definitely decided upon, but she wanted the Association to know what is afoot.

CREDENTIALS REPORT

Marvin Gee announced that everyone can buy a map for \$2.00, and that membership stickers are available from him.

He reported that there are 261 lots in the Retreat, 215 members, including BRA members, 210 members in good standing (five members have not paid their 1993 assessments, liens are filed against their properties). The number of property transfers since Annual Meeting 1992, are 21. There are 19 new members. There are 99 completed dwellings, 45 permanent residents, 54 other, five of these are full time rentals, and there are seven dwellings in some stage of construction. There were 59 memberships present at the meeting, making a quorum. Marvin passed out 32 proxies, and read the list for those assembled.

STANDING RULES

Marlan introduced Esther Russell, our Parliamentarian for the day, who explained her job; she acts as advisor to the meeting, to the members, to the officers; she said that the presiding officer can make the decision, but the final decision is up to the membership who will vote to uphold the officer's decision or not. Then she explained the procedures for the rules of this meeting, and continued to explain that if anyone does not agree with the presiding officer, he must appeal at that time, that if the business goes on, it is too late to appeal - the decision that is made, is the legal. She said it takes a 2/3 vote to adopt the rules. Esther read all the rules for the meeting. It was asked by a member where the minutes would be published. It was explained that the next Newsletter will contain these minutes. John Manchester moved to accept the rules as presented, seconded by Jean Richards. Passed.

TREASURER'S REPORT

Because Marylouise Widmair had to leave, Graham Fowler read the financial report as follows:

The first report in your financial statement handout is the Statement of Cash Receipts and Disbursements for the year ending December 31, 1992 as compiled by Joseph Odstrcil, C.P.A.

This statement reports total cash receipts of \$27,075.65 and total disbursements of \$22,502.87 resulting in an excess of cash receipts over disbursements of \$4,572.78. Since this is a statement of operating cash receipts and disbursements, the purchase of the road grader is not shown. The road grader cost the Retreat \$11,325. Funds for the road grader were from these sources:

Equipment reserve at December 31, 1991	\$ 3,500
Unappropriated reserve at December 31, 1991	5,325
1992 excess of receipts over disbursements	2,500

Total	\$11,325

Therefore, for budget purposes, the excess of cash receipts over disbursements in 1992 has been allocated to:

Equipment (road grader)	\$ 2,500
General Contingency Reserve	2,000
Unappropriated reserve	73

Total	\$ 4,573

The first attachment to the compiled report is statement prepared by the Treasurer which reports cash balances at December 31, 1992 and a comparison of 1992 actual receipts and disbursements to budgeted amounts. As reported in this statement, actual expenses were less than budgeted expenses by \$3,337.

The second attachment to the compiled report is an analysis of selected expense accounts for 1992 and 1991.

A third attachment to the compiled report is an income statement for 1993 year to date at July 26, 1993 with budget comparisons. Total receipts are \$25,140.95 and total disbursements are \$10,169.78 for an excess of cash receipts over disbursements of \$14,971.17. Cash balances at July 26, 1993 are checking - \$5,254.75, and money market - \$23,161.65 for total cash of \$28,416.40. This \$28,416.40 includes reserve accounts.

Marlan thanked Marylouise and her husband Bill for their care and concise presentation of our monies.

PRESIDENT'S REPORT

Marlan thanked the membership for the opportunity to serve as president. His greatest desire has been to continue to have the Retreat as a harmonious environment. He encouraged the membership to be able to compromise, to gracefully disagree without attacking one another's character, and to work for the good of all rather than for personal desires. He asked that everyone be considerate of our Covenants, our neighbors, get approval from the ACC for present and future plans, disguise propane tanks, hide satellite dishes as much as possible, put in driveways and culverts with the least disturbance to our property, to our roads, and to our neighbors property. He said that sensitive outdoor lighting is preferred, as the lights will go on when one is near rather than staying on all night. He encouraged the membership to keep sight, sound and light pollution at a minimum. He reminded the membership to keep dogs from running loose, and not to discharge firearms in the Retreat.

Marlan said that there is more consistency with solving Covenant violations, and that there are about four who are still in violation. The "security card" is working in

President's Report, continued

detering outsiders from trespassing. Marlan asked that the speed on the roads be kept low for safety sake, and for the road's sake; the Road Committee has worked hard to keep them passable.

There is progress in communication with Bulwark Ridge Association. Financially the Retreat is in good shape, even with the expenditures for equipment.

Marlan thanked the Board for their work, for being accessible to the membership, and encouraged RLA members to share their appreciation with the Board for their hard work.

Where last year's goals were short range, this year the Board hopes to focus effectively on long range goals.

Marlan thanked the membership for their support. There was applause.

VICE-PRESIDENT'S REPORT

Graham Fowler reported that of the over 700 letters sent to the Forest Service in regard to the OHV, the majority were from RLA members. He thanked the membership for writing these letters and said that all 3-A trails are now closed to motorized vehicles. These include Miller Fork Trail, Indian Trail, Bulwark Ridge/Signal Mountain Trail, Donner Pass Trail to the pass, and others in our area. The area from the Old Ballard Road to the top of Donner Pass is still being looked at, and the Forest Service will make the final decision in about a month's time. The F.S. will sign all the trails that are off-limits to OHV, and if these vehicles are seen on these trails, you are asked to get license numbers, contact the F.S. and they will enforce the off-limit trails.

There was a request from a Fort Collins man for a "Lamathon" in which thirty teams would go from the Ballard Road up Donner Pass and down through the Retreat. They wanted to encourage spectators, which would mean many people on our private land. The Forest Service contacted our Board who were quickly polled, and who vetoed the idea. A nice but firm letter was sent. The Forest Service is now looking for areas that won't impact a sub-division such as the Retreat.

In working on the issue of Open Space, Graham said that the ideas of a Foundation and of people donating lots is all right, but that the Forest Service 40-acre square in the middle of the Retreat is in an area zoned for live stock grazing, motorized and non-motorized dispersed recreation opportunities, wood fibre production, and hunting. Historically there was an option to buy that parcel some time ago, but the Forest Service will not sell it to us outright. It has been appraised at about \$32,000. The F.S. is willing to trade it to the Retreat for another parcel in another area which the F.S. is interested in buying. Graham said that there are some places that have "easy access" or perhaps twenty acres, or sixty acres which are of the same value as the 40-acres. The Service would help us in some of the costs. Graham feels it is a good idea - if we owned it we could keep it as open space. There are some good meadows in this parcel, no roads are in it, and no one could build on it.

Graham said that we have \$13,000 in our reserve fund so we could put some money down, but it would take a vote of the membership to either make a special assessment for three to five years in order pay for it. Once it is purchased that assessment would be dropped. But he reminded everyone, the membership must make the decision.

In other work, Graham reported that signs saying "Owners and Guests Only" have been ordered. These will be attached to the existing signs. He said that the Board feels this will help keep outsiders from trespassing as they have been doing. He said that Marylouise Widmair had painted the lettering in the signs with yellow paint, making them more visible.

At the Board meeting, the Board voted to put signs along Miller Fork Trail saying "No camping, Private Property". The Forest Service will be asked to put a sign indicating where Forest land begins and private land ends. It is apparent that campers have no idea where the boundaries are along Miller Fork and Bulwark Trails.

Graham also has Retreat buttons for sale at \$1.00 a piece. The money goes into the treasury. There was applause.

GLAVFD

Tim Stolz, president of the GHAVFD Board, and a Retreat landowner, and Tom Housewright, Fire Chief, presented their report. Tim said that the department is all volunteer, both the firemen and the fire board. He said that they rely on contributions from both the RLA and GHA for funding the department, as well as money raised at Fire Days, and contributions from some Estes Park businesses. He said this department is on standby for Estes Park - that it is reciprocal - they help each other out. When the Retreat had a fire in March, members of Estes Park Fire Dept. were helping. There is a similar relationship with the Big Thompson Fire Department.

In discussing funding, Tim said that there are both positives and negatives in a Tax District, and no definite decision will be made until it is further explored. He said that the biggest problem is getting enough funds to keep the department working. A minimum of \$16,000 to \$18,000 yearly is needed for operation, which includes deterioration of equipment, \$1,000 every six months for insurance. He said they have to have workmen's compensation and liability for the firemen. The addition to the firehouse built a short time ago needs maintenance, and some of the equipment doesn't work. The recent Storm Mountain fire helped wear out some of the vehicles. The department is looking for the opportunity to purchase a tanker truck. With a larger truck there would be enough water to wait for Estes equipment and the water could "be turned" every five to seven minutes. He said that if a tanker could be purchased, areas in the Retreat could have lowered insurance ratings.

A "dry hydrant" has been installed at Lindsay's pond at the entrance to the Retreat. In the past the firemen have had to chop holes in the ice in streams in order to fill the tanker. Now they need only to attach to the tube. Tim said they are hoping to put more "dry hydrants" in other areas of the Retreat.

Tim encouraged people to join the fire department as firement, as members of the Board, as volunteers in other needed areas. Election time is in November, and all are welcome to come to the meeting and volunteer. Tim reminded the membership that to keep up with the growth of the Retreat in population and structures, they need more active people involved. There was applause.

Chief Housewright reported that through Ron Bachali they have acquired a 4WD Dodge rescue vehicle which will be set up to be a basic life support, like they have the present rescue rig outfitted. The present vehicle will be sold. This 4WD will provide year-round access to the back of the Retreat.

This year so far, they have had twenty-two calls, six were fires, either wild or structure fires, seven medical, four motor vehicle accidents, and five others involving false alarms, propane, etc. He said that about 40% of their calls are medical.

Tom said that the department is trying to get a "dry hydrant" installed in Glen Haven, then will do more in the Retreat, but it will take a few years to accomplish this. Since there are no fire hydrants in the area, the best way to get water is from the ponds and streams. He said that they hope to get the tanker truck for \$6500. It will carry 1400 gallons with a 500-gallon-a-minute pump. What they have now is 800 gallons, and works very slowly. He said that by the time it gets to a fire, they are there in time to mop up! The new tanker will be kept at Firehouse #2 in the Retreat.

The smoke detectors and fire extinguishers which were ordered, have not arrived yet, but they expect them any time.

Questioned about future plans for underground storage tanks, Tom replied that it will take a while because of money, time and effort. There are plans to put a big water storage tank in the back of the Retreat sometime, and a second firehouse in the area, also.

Asked to explain what a "dry hydrant" is, Tom said it is a pipe that goes down into the bank of a creek or pond, and below frost level, out into the pond so that when ice freezes, the firemen can get the water from below ice level. They use a suction hose to pull the water up. Tim said that the "dry hydrant" at Lindsay's pond was paid for with Retreat donations, and from RLA Board of Directors. The Forest Service also donated time and money.

GHAVFD, continued

John Manchester said he had talked to an Estes Park volunteer fireman who said that there is a new E.P. firefighting policy - they are not going to fight house fires in forested areas - and John wondered if that included the Retreat. Tom said that because of our road access, the Retreat is more of a community area. He went on to say that the surrounding areas and structures are the GHAVFD's first concern, that they won't back off from a house and let it burn.

A lightning strike started a fire on Storm Mountain about a month ago. The GHAVFD got there just after Loveland did; it was burning a few acres, but with the "fuel" in the area, within an hour it had burned 100 acres, and by two hours had grown to 200 acres. It was between 400-500 acres before being brought under control. Tom reminded the membership that this area has the same conditions, and to be careful. He said to call 911 for their quick response. There was applause.

ACC

There were copies of the new ACC policy statement available. Steve Little explained the history of its preparation. He called attention to the first page which told of the ACC actions, and identified members of the committee. He said that since last year the pace has abated, but that many people are anxious to build. The policy statement is a guideline for those who wish to do anything, to their place - build a structure, install a driveway, set a satellite dish, install a culvert, trailer use, and color of exteriors. Steve said to be forewarned is to be forearmed. He stressed that the policy is not a legal document, but is a guideline, and will be sent to all who send in applications. He emphasized that everyone should read it.

Steve is retiring as ACC chairman and asked anyone who is able to, to consider taking the position. Steve will continue as a member of the committee. He said that his telephone number is 586-9051.

Marlan thanked Steve for his work, and Dennis Bicknell for his help in substituting as ACC chairman for Steve, and helping to prepare the policy statement.

ROAD REPORT

Dick Weinmeister thanked Dice McKnight and Jim Boyd for their hard work on the roads. He said that Jim, and Rock Tallman were the men who plow the roads in the winter, and complimented them for working even in the middle of the night to get the roads cleared.

Dick said that the crew has put 480 tons of material on the roads this year, on Elkridge Drive, upper Streamside Drive. Main grading has been on Elkridge Dr. and all of Bulwark Ridge Road. Dick thanked Dennis for finding several culverts on Bulwark that they weren't aware of. These have been cleared so the drainage on the road will be much better. Dick also thanked those who helped on the Work Day - Chuck and Jack Heidebrecht, Ron Tate, Dennis Bicknell, Eldon Purinton, Steve Little, Marvin Gee and Dice McKnight. More work will be done in September, material will be put on the curves that have been worked on. They also intend to work on the courts, such as Solitude.

Marlan again reminded the membership to drive slowly. He said that if anyone is parked in the Retreat without an identifying sticker, to get the license number, the time and date they are there. Then if there is a fire, there is a record of who is in the area.

There are explorations in finding a place to build an equipment barn. The equipment is insured now, taking care of any injury of any sort that could be caused by any one, or to anyone working on and with the equipment. There is legal concern about whether our employees are considered "individual contractors" or "employees". This is being researched, and should be decided in a month.

ENVIRONMENTAL

Mary Purinton said that this is the fun part - talking about why we all have land in the Retreat. She said she has a big resource library on Environmental issues, and encouraged everyone to call her if there is a question or a problem. If she doesn't

ENVIRONMENTAL, Continued

have the answer at hand, she will research and find the answer. She reminded the membership that "we are the enemy", and challenged us to walk across from our places to see the view we have created for our neighbors. She said she has even stopped using a red tablecloth! She advised us not to leave our trash cans out for a week when collection is once a week. Not only is it an eye-sore, but animals can get into them and throw trash all over.

There was a family of six beavers which had to be removed. They had destroyed 200 aspen, and had built two four foot high dams, making the water come very close to the road along Streamside Dr. It was an unhappy time to have to do this to the beavers, but Mary pointed out, that if it were your property they were destroying, what would you do? Right now is a quiet time and she thinks all of the beavers were trapped. Those who live along Miller Fork stream will watch to see if they come back, and if so, they will have to be removed again.

The Retreat trees are in good health. If you have ponderosa pine dying because of the beetle, it should be down by now. The longer they are left, the more infected trees there will be - on your lot, your neighbor's lot, and those across the valley. Mary said that the grasses are high and "hot", so don't park your car on the grass. A spark from the ignition could start a fire.

Mary reported that the Board voted to have Mike Hughes from the Forest Service at CSU, come in October and survey the Retreat with an eye to wildfire prevention. He will check water sources, access, forest health, mistletoe. It will cost the Retreat #350. Mike's survey of the Retreat as a whole will be acted upon by the Board. This is being done all over the Front Range. He will meet free for $\frac{1}{2}$ hour with individual owners if some wish to have him do a survey of their lot. After $\frac{1}{2}$ hour, he charges #20 an hour to draw up a plan on how to make your place more safe. If you wish a personal visit, Mary feels it would be more graceful to go through her. Her phone number is in the book, and on the back of the Newsletter.

Mary called attention to the brochures and displays she had on the table. There was a picture of mountain lion tracks and she has had confirmation of the lion's existence by three others, including forest rangers at CSU. She has brochures on how to live with the lion without him having your puppy for lunch. She cautioned everyone about bird feeders, saying that a bobcat had been under hers, and probably had a bird to eat, or perhaps a rabbit. She reminded everyone that when you feed wild life you set up the predictable chain making it potluck for predators. She also reminded everyone that it is unlawful in Colorado, to feed elk, deer and Rocky Mountain sheep.

A rattlesnake was killed at the intersection of Miller Fork Road and Elkridge Dr., so they are in the area. Be careful as you walk. Canada Thistle has little purple flowers and should be sprayed. Through EVIA there is spray available free, and can be obtained by calling Hobert Office Supplies. These thistles can get out of hand and make a mess of a lovely meadow. She said to take care of yourselves, and take care of the Retreat. There was applause.

FIRE REPORT

Janice Tate said that one of the significant things that happened last year, was that our fire risk rating has been reduced from a 10 to a 9. Be sure to tell your insurance company. The total cost of installing the "dry hydrant" was \$600, labor was donated, and the use of the Retreat backhoe was donated.

The donations from the last fund letter brought in \$7,638 with \$2,995 being from the Retreat; 22% of the membership contributed, 27% donated \$60 or more, but the total amount donated by the Retreat amounted to \$17 per membership. Fire Days produced only \$1,000 this year. She encouraged everyone to donate to the worthy cause of the Fire Department.

Tim Stolz said that the RLA has been very good about letting the GHAVFD use the Newsletter for publicity, and educating everyone. He reminded all, that the department is trying to stay above the growth of the area as well as growth in tourists who have

FIRE REPORT, continued

emergencies, or start fires. He asked for people to donate as much as possible, whenever possible. He said that Cheley Camps also donate to the department. He said that for \$150 the department will send someone to do a complete review of the fire hazards in and out of your house.

Tim talked about an assessment idea - if each membership in the Retreat was assessed \$20 a year, it would raise \$4,000. The question was asked that if everyone was assessed that amount, how could we be sure that everyone would pay, when we can't get 100% payment in Retreat property assessments. Tim said there always is that percentage of people. Duke Sumonia said that the GHA assessed themselves \$60 for one year. He asked everyone to donate time, money and help, and to commit themselves to do what they can to help the department.

Marlan reminded the membership that legally we may have trouble using the word "assessment" for anything other than the Retreat assessments. However, if other words were used, perhaps the Association could be persuaded to donate a certain amount earmarked for the GHAVFD. A question asked was could one write on the assessment check how much should be earmarked for the GHAVFD. Marlan answered no, that all checks go into the general fund, then is distributed through the budget (\$500 is always budgeted for GHAVFD, making a membership donation of around \$2.00 each). Marlan encouraged everyone to donate out of generosity, rather than making it a legal thing. He asked that driveways be wide enough for fire trucks, debris disposed of properly, propane tanks safely covered, trees cut away from houses, lower branches cut away from grass.

Marlan also said that Hugh Beckham sharpens scissors for \$1.00 each which is donated to the GHAVFD, and that Hugh also talked the businesses in the Old Church Shops into donating all the money which was tossed into the fountain. This came close to \$1,000!

ELECTION

Janice Tate thanked Ron Bachali and Joan Weinmeister as members of the Nominating Committee. She announced that Bill Lovejoy and Marlan McMahan were selected, and were willing to run for the vacancies. Bill and Marlan each gave a short synopsis of their backgrounds and desires for serving on the Board. There were no nominations from the floor. When Cathy Hubert asked if we could unanimously accept the ballot, the Parliamentarian clarified that according to our By-laws a ballot must be cast.

Bill Lovejoy and Marlan McMahan were elected to the Board. Bill said "Thank you - I think!" Marlan agreed.

NEW BUSINESS

✓ A. By-law amendments. A count was taken to be certain there was a quorum, as several people had left. The total was 75 including proxies. A quorum would be 40 count. Two-thirds majority is 51. Irene Little presented the amendments which had been published in the Newsletter.

1. Article II, section 9 recommended by the Board, passed with one opposed.

2. Article III, section 4, recommended by the Board, passed.

3. Article III, section 7 was withdrawn because the Board no longer agree with this. It was moved that it be withdrawn. This was seconded, and passed. The wording will remain the same.

4. Article IV, section 4 recommended by the Board was passed with five opposed.

5. Article V, section 4, Article IX, section 8 (President) and Article IX, section 8 (Vice-President) were deleted because of the withdrawal of Article III, section 7.

VI² 6. Article (IV) section 8 recommended by the Board, passed. This had not been publicized, and was presented from the floor. No proxies were used in voting.

B. Proposed By-law amendments submitted by Duke Sumonia.

1a - Preamble addition. The Board is neutral because the preamble is already in the Articles, which are on file with the County.

By-law amendments, continued

Marvin Gee moved that this statement be referred back to the Board until the next Annual Meeting, so a relevant preamble statement that includes environment, property value, maintaining roads, open space, fire protection be framed and brought to the Annual Meeting. There was a second. In discussion, Duke asked if the statement could be a preamble, but not numbered so the By-law numbers would stay the same. The Parliamentarian said that if it were put in, the Association has to be careful that it doesn't conflict with the Articles of Incorporation. The motion to refer the statement back to the Board was passed with three opposing.

2b - Article III section 2. The Board members do not recommend the adoption as 1/20 would mean only 11 people. Duke said that in a democracy people have a right to assemble. The Parliamentarian recommends that the maker choose a number rather than a fraction since the membership fluctuates due to members who cannot vote, or moving or death. More discussion involved concern about "tiny little groups" making segments of the Retreat rather than the Retreat as one body, the issue at hand being the number calling the meeting, and whether the Board calls secret meetings to which the membership is not invited. It was noted that the membership is invited to all Board meetings. The question was called for, voted favorably with two opposed. The Article amendment was defeated with two in favor.

3c - Article III section 3. Jerry Spencer moved that this be referred back to the Board for further inquiry until next year. There was a second. Passed.

4d - Article III section 5. The Board does not recommend. Duke said that what this does it to allow people to vote absentee ballot. Graham moved to leave out the word "secret" and use "written". There was a second. Passed, two opposed. There was discussion about this Article amendment eliminating proxies; Duke said Roberts Rules of Order does not recommend proxies. He challenged the decision of the Chair, feeling proxies could not be used. The Parliamentarian explained that when a challenge is made the membership must decide on the outcome. The membership decided that proxies may be used. The Article amendment was defeated.

5e - Article IV, section 2. In the interest of time Graham moved to delete 5e, 8h (Article VI, section 2). There was a second. Friendly amendment by Marvin Gee to delete 11k (Article XII, section 1), and a Friendly amendment by Jim Boyd to consider the rest of the amendment changes all in one package. Seconded by Cathy Hubert. After a lengthy discussion a call for the question was seconded and passed. The vote was to consider the rest of the amendments proposed by Duke in one package. It was clarified that the first vote approved his amendments; the second vote would be in favor of leaving the By-laws as they are. There were eleven in favor of the amendments, and 53 in favor of leaving the By-laws as they are. There were seven abstentions.

Article IX, section 8a - from the floor, the additon reads "and shall be authorized to sign promissory notes as well as checks in the even the treasure is unable to perform his/her duties". The Board recommends. It was explained that at times there are problems getting two signatures on the checks because of distance, that the Board does not like the idea of signing blank checks, and this will facilitate action. Passed with three opposing.

C. Nominating Committee. A new nominating committee has been formed with Graham Fowler as chairman, members John Barlow, John Manchester and Duke Sumonia.

D. Survey Results. Janice Tate reported that a total of 77 people answered the survey questions. She thanked those who took the time to answer the survey. Roads - 48% said we should maintain the current conditions, 37% said to continue to widen roads and add road base, 11% "we need to do more and at a faster pace", 4% say we already spend too much on the roads, 84% said it is appropriate to plow when snow reaches 6", 7% said less than 6", 9% said more than 6". Stocking Miller Fork stream - 56% said yes we should stock the trout, 44% said no. More RLA social events - 48% said yes, 52% said no. (Janice said that there were many favorable comments on the winter potluck, and that the Board plans to continue that). Establishing a Fire Tax District - 32% in favor, 41% need to know more before making a decision, 27% wish to continue the current volunteer contributions and fund raisers. Proposed Community Building - 19% wish to pursue the building, 81% said no. (Several comments were on upgrading the Community Building in

Survey Results, continued

Glen Haven, but it is owned by the GHA, not our Association, and we cannot upgrade it.)
Annual assessment - Getting good value for your \$115 per year - 83% said yes, 17% no.
Open Space - 58% favor more, 42% do not, 53% would support an assessment increase, 47% would not. Janice said that many people had volunteered to help in various ways, but quite a few didn't sign their names! So she encouraged those who volunteered to make themselves know to the Board. Rating of current Board of Directors - Excellent - 47%, Good - 38%, Fair - 7%, Poor - 8%. Long Range Plans - The majority of comments were for looking into open space, better fire protection, and pursuing a building for road equipment. Other comments and suggestions - most were "enforce the Covenants" and "keep the Retreat a retreat". More answered surveys were handed in before the meeting. Janice will compile them and publish the final results in the Newsletter.

E. Disaster Plan - Marlan asked that those present sign their names on a "disaster circle". The purpose is to have a method of notifying everyone in cas of disaster. There will be articles in the Newsletters explaining the reason for this, and the procedure for implementing the plan.

F. Open Space - Graham said that a \$25 - \$30 special assessment for five years would allow the Retreat to buy land to exchange for the Forest Service 40-acres previously mentioned. Graham moved that the Board be authorized to pursue the idea of buying land to exchange for the 40-acres, at \$25 a year for each membership, for five years, the purchase amount not to exceed \$40,000. There was a second. In the discussion the question arose as to the intent for this space - would it be as a place for the equipment building, or a community building? Graham responded that he has been researching this with the idea of open space only. John Barlow said that this parcel has been sitting here for a long time, and that anyone can do what Graham has suggested - that the opportunity for the Retreat may be lost. Jerry Spencer said that even though it is zoned for cattle ranching, there is no reason why, if that were proposed for that parcel, that the Retreat couldn't go to the Larimer County Commissioners and ask them not to approve it. John Manchester is concerned as to if someone else were to buy it would it fall under the Retreat Covenants. Could the new owners sub-divide it? John Fowler reminded the membership that last year the Board was instructed to appoint a committee to work on the idea of open space, and to report this year. Marlan explained that the Board has been pursuing this, and that a parcel where neither the assessment nor County taxes had been paid, could have been bought by the Retreat for \$3800. However, the last day the owner came through and paid, so the Board began looking elsewhere. Land Trust has also been explored, but the Board has nothing definite to report on that yet. Jean Richards asked about additional taxes on the 40-acres. The answer was that there would be a slight increase. Steve Little suggested that a parcel that large might be developed wisely and several homesites be created, so that the Retreat could sell them and get back our money. The consensus seemed to be that the RLA wants to use that parcel as open space. Duke said that it shuld be checked legally, and get it documented to make certain it couldn't be sub-divided, and is it zoned FO forest? He said that in FO forest zoning, certain things can be done by special county permit. Ron Bachali made a Friendly Amendment to the motion to include that if in the event this falls through, the \$25 per membership per year for five years still be ear-marked for other open space in the Retreat. The friendly amendment was accepted. Jerry Spencer asked if we have a guarantee from the Forest Service that we have first right of refusal. Graham said that he talked with the Forest Serivce Friday, and they said "If you can come up with the money, we can tell you where to buy; we'll help you with the cost." He said that they are anxious to do this. A letter stating this is in the mail to him, but he has not received it. Cathy Hubert feels that the first right of refusal should be in writing. It was pointed out by Steve Little that this doesn't mean we have to have all the money right now - we only need the downpayment, and then continue paying for it for five years. Mr. Cooper feels that we ould have to assess longer than five years, because of interest which we'd have to pay on the loan, and we would be strapped with no reserve to cover any emergencies that could arise. His idea is to

Open Space, continued

extend the time from five years to when the \$40,000 is paid off. Marvin Gee speaking as a landowner personally very close to this because of where he lives, is in total agreement of the first step of investigation, but feels we are completely immature in establishing a dollar maximum, or any kind of assessment at this point. However, he is eager for the Retreat to have control of the 40-acre parcel in some way. He proposed that we explore the feasibility as fast as we can, and bring the proposal back to the membership with something viable. Graham explained his reasoning for \$40,000 - the Forest Service says that it would cost about \$800 an acre, making the total of 40 acres \$32,000. Flo Belz asked if Graham had talked to the Forest Service about a lease. He had, and they said "No dice." There was discussion about whether the \$40,000 would, with interest, become \$70,000. Graham responded that it depends on whether the membership is willing to pay the amount with interest, is it worth it to the Retreat to do this.

The question was called, seconded, passed with one opposed. The motion "The Retreat pursue the exchange of property with the U.S. Forest Service, payable by a \$25 special assessment until paid, in the amount not to exceed \$40,000 purchase price for open space, and in the event the attempt fails, the money still be approved to pursue other open space within the boundaries of the Retreat" was voted upon. The motion failed. Then Ron Tate moved that the Board continue to investigate this, get all the details and report back to the membership. Seconded by Rowland Retrum. Steve Little added a Friendly amendment to call a special meeting to discuss the findings and come to a decision. Passed with two opposed.

LANDOWNER COMMENTS

Eldon Purinton, a 20-year landowner, said he has never questioned the integrity of the Board. He said that we may not have done things properly because we're not professionals, but everything everyone has tried to do has been in a spirit of cooperation to make this beautiful place special. He felt distressed at how the amendments were handled, and senses that there may be distrust among various people. He was concerned that the blanket adoption or defeat of amendments was wrong. He asked everyone to search their hearts when they go back, and try to get a feeling of oneness, and a sense of trust in what we're all trying to do, and maybe there won't be a repeat of this day. He said the majority prevailed, but what happened was distressing to him.

John Manchester is concerned that the Town of Estes Park Utility Department is charging up to \$800 for transformers. The Retreat has already paid for them. He said that if one is available, or even if they have to put one in, it was paid for when the Retreat was established. He advised new builders in the Retreat to dispute the bill. C.L. Williams commented that if anyone wants to build, that the ACC should advise them about this. Duke Sumonia said that they got a rebate, and suggested that everyone check their bills to see if they are, after having paid for the transformers.

Ron Bachali said that a lot of issues were raised today. He agreed with Eldon, and suggested that a time limit be put on the business for next year. Marlan said that until the By-laws were dealt with, the meeting was ahead of schedule. Steve Little said that nothing limits the debate except calling for the question, and if the Body wants to talk two hours on one issue, and there are ten to go, there's nothing we can do. The 3-minute timer was in effect, keeping any one person from dominating the debate. Graham Fowler, speaking as a landowner said that he remembers when we didn't need specific rules for meetings, and when there wasn't all the bickering and in-fighting, and disagreements among ourselves. He said it used to be fun to come to meetings which is why he ran for the Board the first time. He said "It used to be enjoyable being on the Board because we thought what we were doing was constructive." He said that today was an exasmpe, and didn't want to apologize for making the motion because he felt it was in the interest of moving things along, that getting to New Business was the thing to do. It was voted on, and the majority ruled. "I don't know what has happened to this Association" he said, "The RLA has Roberts Rules of Order, but now we have to have rules before the meetings ever get started." He remembered when all

LANDOWNER COMMENTS, Continued

would come and greet each other with friendship, and the big thing was about the Bobcat or the rattlesnake, or the elk and deer coming through. He said it is time that we all look at ourselves and stop this today. He said to forget what happened at last year's meeting, which almost happened again at this year's meeting. He said, "If I ever stepped on anyone's toes, or hurt anyone's feelings, I am sorry for that. I am not sorry for what I did. I want everybody to look at that, put it aside, and let's move on." He went on to say that he knew of people who didn't come to this meeting because of last year, and that probably people won't come next year because of this, it being 6:30 already. He pointed out that we really didn't talk about business of the Retreat because we were so busy talking about rules, how we're going to deal with our meetings. "Business is what's important to this Association, this Board - not rules." There was applause.

A woman in the back of the room thanked the Board and Bulwark Ridge Assn. for putting the gate up with a lock.

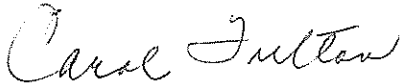
Rowland Retrum said we should be able to go beyond the noble statements, that we should cooperate, and tolerate diverse views. "This is democracy, Fellas, and you did it today. You voted to allow the Board to employ its own members, with our money." The Board replied that they voted not to.

John Fowler thanked the Parliamentarian for doing a good job. There was applause.

C.L. Williams moved to adjourn. There was a second. Everyone left. It was nearly 7:00 p.m.

At the Board meeting following the Annual Meeting, Marlan McMahan was re-elected President, Graham Fowler was re-elected Vice-President, and Bill Lovejoy was elected Treasurer.

Respectfully submitted,



Carol Fulton, Recording Secretary