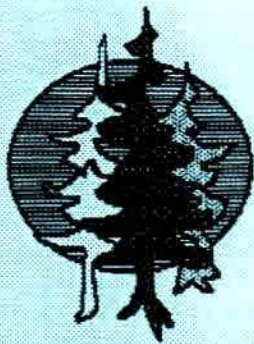


Spring 1993

The Retreat

NEWSLETTER



Retreat Prepares July 31 Annual Meeting

"Looking for a Few Good Volunteers"

It's spring once again; time to think about our annual meeting and perhaps volunteering to serve on the Board of Directors, a committee, planning a social event, etc.

Two openings will occur on the Retreat Board of Directors this year; each member is elected for a term of three years. The terms of Marlan McMahan and Marylouise Widmaier expire in July.

Two candidates have been selected by the Nominating Committee, however, anyone interested in running for the Board may do so. The bylaws state that "Nominations may also be made from the floor at the annual meeting."

Each candidate is asked to submit a brief personal profile on themselves and why they wish to serve. These statements should be given to the Newsletter editor no later than June 15 so they can be included in the information sent to all members in preparation for the annual meeting.

If you wish to serve in any capacity, please contact a Board member.

Nominating Committee:

Janice Tate, chairperson,

Ron Bachali & Joanne Winemeister

NewsBriefs

- Members are welcome to transplant trees that are growing in ditches alongside Retreat roads. When ditching for proper water drainage these trees are likely to be uprooted.

- In response to the letter enclosed with the annual assessment notice, 14 Retreat members contributed \$995 to the Glen Haven Area Volunteer Fire Department (GHA VFD) and one person gave \$100 for the "dry hydrant" project.

- Beaver have destroyed approximately 200 trees in the area of Streamside Drive and Miller Fork stream. Efforts to transplant these animals have been unsuccessful. Members should be aware that attempts will be made in May to trap the beaver; please keep children and pets away from the site.

Annual Meeting of RLA Membership

Members of the Retreat Landowners Association, Inc. meet each year on the last Saturday in July to elect Directors, present committee reports and transact Association business. This year's session will be held on Saturday, July 31, at 1:00 p.m. in the Glen Haven Community Building. All land owners are urged to be present.

The next issue of the Newsletter, mailed the first of July, will give the details.

Bylaw Amendments

According to our bylaws,

"Subject to other provisions in these Bylaws, these Bylaws may be amended, at a regular or special meeting of the Members, by a 2/3 vote of a quorum of Members present in person or by proxy."

As a courtesy to all RLA members, the Board of Directors request that any person who anticipates making amendments at the Annual Meeting submit them in advance so they can be circulated with the next Newsletter. This will give everyone an opportunity to think about them in advance of making a decision.

- The GHA VFD is in the process of working on department bylaws. Anyone willing to serve on the bylaw committee should contact Tim Stolz, P.O.B. 53, Glen Haven or call 586-6804.

- As of April 27, five RLA members have not paid their 1993 assessments. Collection letters have been sent to each delinquent member by the Retreat's legal counsel. Liens will be filed against the property of those not responding.





RETREAT LANDOWNERS ASSOCIATION, INC.

President's Comments

May 1993

We have had a very busy and productive year thus far. It is hard to believe that in just three months it will be time for another Annual Meeting. In preparation for that meeting we need to call some things to your attention.

First of all, if you have any changes for the new bylaws, please mail them to us and we will send them out to the membership with the notice of the Annual Meeting.

Second, we have had to spend time and money dealing with continued Covenant violations. Some of the most common violations are: dogs that are not in control at all times, too many vehicles, trailers parked for more than 60 calendar days, uncovered propane tanks, too many horses, culverts that are not installed and light pollution. We are encouraging the use of motion sensing lights so that we might all enjoy the view of the night sky. Be sure and get permission for building or building changes, cutting trees, and driveways from the A. C. Committee. Also, please do not discharge fire arms in the Retreat.

Third, we would like to thank you so much for the enthusiastic response to the Fire Side Chat and the Pot Luck. We had about 80 people at each activity and the fellowship was very enjoyable.

Fourth, we plan to have a work day this summer in the Retreat so keep looking for a date and time. We have a number of projects that can be completed with your help as well as a time of enjoyable fellowship.

Fifth, some of the issues we continue to address are fire safety, (we had a fire in the Retreat this winter that burned several acres so the danger is very much a concern), the use of off road vehicles on the trails, a disaster plan, open space issues, a survey regarding future goals and objectives, and C.C.I.O.A. issues.

Sixth, I would like to thank each of you for the opportunity to serve in your behalf and appreciate being able to attend the Community and Associations Conference. Keep us informed of any personal needs among the membership.

Marlan McMahan



**GLEN HAVEN AREA
VOLUNTEER FIRE DEPARTMENT**
P.O. BOX 53
Glen Haven, Colorado 80532

Fast Response Extinguishes Out-of-Control Grass Fire

It was Friday March 19th, about ten minutes until two in the afternoon, when I heard the Volunteer Fire Department FIRE signal on my son's pager. Estes Park dispatch reported a call on three small grass fires off Dunraven Glade Road, in The Retreat. I went out to the front of our house on Copper Hill Road, and saw a column of smoke, behind the Fulton & Chavanne properties.

Linda & I put on some old clothes, grabbed shovels, hoes and gloves, and drove down to Streamside Drive towards the other side of The Retreat. The smoke was not visible along Miller Fork, so we stopped at Weinmeisters and Tates to warn them of the danger.

We then drove up on the west side of the fire near the Bicknell's house, and watched as the fire spread out of control through the trees. The speed with which the fire moved vertically as well as along the ground could not have been imagined as possible. It did not seem to be that dry, however later I would learn that it was as dry as a normal hot August day.

We could listen on the pager to the volunteer fire fighters as they talked to each other and to dispatch in Estes Park. You could listen to comments made by the firemen who were first on scene, about how fast this fire had gotten out of control. In fact Larimer County was called to help, since it seemed impossible to be able to stop the fire at the road.

Linda & I went to the cabins and houses in the path of the fire, to warn anyone who might be at home. From the side of the hill where the fire was heading, you were not aware that it was as close as it really was. The smoke was being carried by shifting winds, which made it difficult to realize the danger burning along the ground. Trees were exploding in flames, except they really were not exploding. The flames were racing through the needles and then on to another tree. It was happening so fast that it seemed unstoppable.

Estes Park Fire Department arrived with two trucks and volunteers. Retreat residents, off duty Sheriff Deputies, people just driving by came to help our volunteers. Water tanker trucks were sent into the dense smoke to get much needed water to a pumper truck to keep two fire hoses supplied. The Estes tanker lost it's prime at Lindsay's pond, Glen Haven tanker had just dumped it's load, and the fire was licking at the weeds across the road. It's out of control and we're out of water!



For about ten minutes all we could do was battle the fire on the uphill side with dirt and shovels. The radios are begging someone to get a tanker truck up to the top of the fire! We have hoses stretched out along the perimeter and may have to abandon them if the fire gets across the road. Finally we can get 250 gallons of water to the volunteers on the west perimeter. While another tree explodes too close to the road, embers are showered on these volunteers. But that amount of water just in time, put down that burning tree, and offered us a chance to once again keep the fire from crossing the road.

The ten minutes without water seemed like hours. I could just see the fire jumping the road, burning out of control as it raced towards the Chavanne and Fulton's cabin, then down the hill towards Miller Fork. It was so dry the fire would have "crowned" the trees below Fultons. It is very likely that we would not have been able to bring it under control until it burned up Black Creek, Streamside Drive, Copper Hill Road, Miller Fork and up towards the Poudre Canyon. It was a very close call!

Back to the fire. It burned out of control for thirty minutes, but it took all of us two and one half hours of fighting, to keep the fire inside those fire perimeters. Hot spots flared up as the sun set behind a mountain. Volunteers walked the blackened hillside putting out those hot spots. Catcus and deer manure burned the hottest. The ground was so hot, we would clear away a place to stand with a shovel, so our shoes would not melt. Hoses had to be cleaned and rolled up for the next time. We lost a pump due to a blown hose, and a 100 foot section of inch and a half hose that ruptured. The pump was repaired, but the \$500.00 hose was lost.

Retreat residents began to arrive with water and lemonade for thirsty fire fighters. Those of us who just helped were grateful that we had trained fire fighters to "tell us what to do." What could have easily been a thousand acre forest fire, only burned three to four acres.

Next time we may not be so lucky. We were lucky that the ten minutes without water was not twenty minutes. We were lucky that the winds kept changing and at times blew the fire back onto itself. We were lucky that Chief Housewright, Medical Officer Childs, and Estes Chief Rumley positioned their men and equipment where it was needed, when it was needed.

Too bad Glen Haven didn't have another tanker truck. This time it did not matter. What will happen the next time?

Timothy E. Stolz
President of the Board
Glen Haven Area Volunteer Fire Department



Architectural Control Committee Report



We have had only a few driveway applications in the last months, but I am waiting for a slew of cabin applications to come in this spring. Interest rates remain low, and that encourages builders; but our local builders have a backlog of customers, which may slow down the building a bit.

Light Pollution in the Retreat

We want to continue to remind you, especially the new residents, that light pollution in the Retreat is a serious problem. I have noticed several all-night, very bright lights especially on an otherwise dark night in the area. Especially bad are the mercury vapor lights that come on at dusk and stay on until dawn.

I have found that motion sensing light fixtures are really satisfactory, and they come on only when someone is in their vicinity (or some-times on a windy night when trees are blown around). It is really easy to retrofit an existing light outlet: a simple case will fit over the current electrical box, and you can reinstall the current fixture on that case; or you can buy a motion sensing stalk that will fit just above your current fixture and can be wired to turn it on and off.

Motion sensors are available at many hardware stores (I got mine at Builder's Square in Ft. Collins) and they can be adjusted for sensitivity and duration of light. They are modest in cost, running from \$10 to \$25.

The skies in the Retreat are still fairly dark, but it only takes a few bright lights on all night to ruin this for all of us. It really is a form of pollution when the action of one landowner with bright lights can spill over onto the property of so many others. This problem is so severe in some parts of the US that several national organizations have been founded to combat light pollution.

Stephen Little, chairperson

News Briefs ... continued

- The next meeting of the Board of Directors will be held on Saturday, May 22, beginning at 9:30 a.m., in the home of Mary and Eldon Purinton, 1284 Copper Hill Road.
- The first dry hydrant is expected to be installed by the GHA VFD in June. This system uses a pond, reservoir or underground tank as a water source for filling fire trucks.

Retreat Regulated by County Animal Control Ordinance

As an unincorporated area of Larimer County, the Retreat is subject to the revised Larimer County Animal Control Ordinance passed in 1989. (This revision has stronger, more encompassing regulations.) The County Humane Society is responsible for enforcing the Ordinance: "Our Animal Control Officers enforce these laws, but often find animal problems can be resolved with increased communication and cooperation among neighbors."

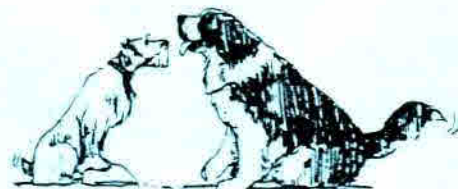
Since the Ordinance is 11 pages in length, the Humane Society has summarized the major responsibilities of pet owners as required by law. (Editor's note: the following information is quoted from the Society; the boldface emphasis is ours.)

"1. Dogs must be under restraint: This means they must be under physical control by means of a leash or lead or respond immediately to the command of an accompanying person. Exceptions are dogs that are within the confines of the real property of it's owner or keeper..."

2. Any dog six months of age or older must wear a current county tag.

3. The owner must obtain the proper tags within thirty days of residence in Larimer County.

4. Every dog who is under six months of age must wear an identification tag stating the name and address of it's owner or keeper.



5. A dog is considered a disturbance of the peace and quiet if it barks, whines, howls, or makes other noise in an excessive, ongoing and untimely fashion.

6. A dog is considered a public nuisance if it is a safety or health hazard, damages or destroys the property of another, or if it is at large and attempts to herd, run after, or bark at a person, horse or vehicle, or exhibits exuberant greeting behavior.

7. The Larimer County Ordinance now contains restrictions prohibiting Dangerous Dogs in the county. For a complete description of this ordinance please contact the Animal Control Office at 226-6147, ext. 132."

Board of Directors, 1992-1993

Marian McMahan.....president
3124 Wheeling Street, Box 31193
Aurora, CO 80041
364-7362 (all numbers are area code 303)

Graham Fowler.....vice-president
800 Elliott Street
Longmont, CO 80501
651-3887

Marylouise Widmaier.....treasurer
2106 40th Avenue
Greeley, CO 80634
330-3281

Jim Boyd
1371 Copperill RD, Box 46
Glen Haven, CO 80532
586-2407

Irene Little
Saddle CT, Box 37
Glen Haven, CO 80532
586-9051

Dice McKnight
2118 24th Street Road
Greeley, CO 80631
353-1044

Janice Tate
931 Streamside, Box 41
Glen Haven, CO 80532
586-9289

Committee chairs, other officers

• Stephen Little*Architectural Control
Saddle CT, Box 37
Glen Haven, CO 80532
586-9051

• Mary Purinton.....Environmental Concerns
1284 Copper Hill Rd, Box 142
Glen Haven, CO 80532
586-9092

• Richard Weinmeister.....Road Maintenance
918 Streamside DR, Box 141
Glen Haven, CO 80532
586-8524

• Carol Fulton.....Recording secretary
120 Elkridge Drive, Box 112
Glen Haven, CO 80532
586-8225

• Marvin Gee.....Assistant treasurer
722 Miller Fork Road, Box 160
Glen Haven, CO 80532
586-5485

* Alternate ACC contact:
Ron Tate, 586-9289

THE RETREAT

Landowners Association, Inc.
Post office box 160
Glen Haven, CO 80532

Bulk Rate U.S. POSTAGE PAID Permit No. 4 Glen Haven, CO 80532
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Dushan(Duke) & Jewell Sumonia
PO Box 114
317 Dunraven Glade RD
Glen Haven, CO 80532

Address correction requested

The Retreat's 22nd Yearly Session

Annual Meeting Set for Saturday, July 31

Members of the Retreat Landowners Association will meet for their annual business session on July 31 at 1:00 p.m. in the Glen Haven Community Building. All landowners are urged to attend.

The business agenda is inserted in this newsletter. A proxy is also enclosed for those of you who are unable to attend.

Biographical sketches of candidates nominated for positions on the board of directors appear along with other news items. Proposed bylaw amendments are included for your information. These items will help you prepare for the business session.

Potluck Meal to be at Noon on Saturday

The board of directors announce a new procedure this year. The potluck meal will be at noon on Saturday, beginning at 11:00 a.m. in the Glen Haven Community Building. This social time before the business session will give members a chance to greet each other and visit together awhile.

The RLA will provide:

- turkey, ham and buns
- coffee and tea

Members are asked to bring:

- relishes and salads
- chips and cheese
- fruits and desserts
- your own table service.

Join us for lunch - attend the meeting!

"Ten Ways to Destroy Your Association"

1. Stay away from meetings. Show up at meetings only if you have a real problem or complaint.
2. Decline office or appointment to any committee. Then, get angry if you are not nominated.
3. Insist on describing your organization in negative terms only.
4. Never prepare an agenda, never plan the details of an event, and never coordinate with affiliates. Espouse creativity, flexibility, and effectiveness under pressure.
5. Don't do any association work if you can avoid it. Then, when the old reliables pitch in and get the job done, accuse them of being a clique.
6. If you do come to a meeting, don't speak until the meetings is



finished. Then, criticize and say how things should have been handled.

7. Oppose all new programs as being a waste of the membership's money.
8. When nothing happens, complain that the officers lack imagination.
9. Read your bulletins infrequently. Then, complain that you don't know what's going on.
10. Never introduce yourself to new members or visitors - make them come to you.

-copied from *Board Briefs*,
Community Associations Institute;
by John E. Matheson, Corona, CA

Summer 1993

The Retreat

NEWSLETTER





RETREAT LANDOWNERS ASSOCIATION, INC.

A Note from the President, July 1993

Since I will be making a more complete report at the Annual Meeting, I will take this opportunity to tell each of you that everyone in the Retreat and Bulwark Ridge have the potential to do something positive for the area and the Association. I would encourage each of you to do just that. Many hands make light work.

Please respond quickly with the questionnaire, attend the potluck before the meeting, and come to the meeting with the expectation that together we will all have a positive attitude and have the best interests of the Retreat uppermost in our minds. Let us continue the great time of fellowship we had at the potluck since this is the only opportunity many will be together for the year.

If you cannot be at the meeting please share with us your personal interests as well as concerns. The suggested Bylaw changes are included in the Newsletter along with the Proxy and Ballot for your use if you are unable to attend. The Proxy may be given to a friend or sent to the Corresponding Secretary - P.O. Box 160, Glen Haven.

One of my major goals has been to encourage pride in what we have in each other and the Retreat. I would appreciate your help in realizing this goal. Thank you for what you have done and plan to do in the future.

The Proxy and Some Points to Consider *(from RLA's legal counsel)*

1. A proxy is a written authorization directing the proxy holder to vote on his/her behalf.
2. A proxy is furnished to the members prior to the meeting.
3. Proxies must be written and signed by the member and may be terminated at will.
4. At all meetings, members in good standing may vote by proxy or in person. Proxies must be in writing, be revocable, be meeting specific, be issue specific, and be filed with the corresponding secretary.
5. No member present in person at any meeting may hold more than twenty percent of the total proxies at the meeting. If a member holds more than twenty percent of the total number of proxies at a meeting, the excess proxies for that member will not be considered.
6. Proxies may not be used to determine a quorum which needs to be forty members present and in good standing.
7. There are no absentee ballots - only valid proxies are acceptable.
8. Robert's Rules of Order is subservient to the Bylaws.
9. Only one vote or proxy may be cast for each ownership unit.
10. At the beginning of the meeting the members present will be informed of the number of valid registered proxies and if a quorum is present.
11. Amendments to the Bylaws will not be allowed from the floor since the membership has been notified in advance they needed to be submitted in writing and sent to the membership prior to the meeting; proxies can therefore be used since they will then be issue specific.

If you have any further questions, contact the president before the day of the meeting.



Nominating Committee Report

Bill Lovejoy and Marlan McMahan have been selected by the committee as nominees to serve on the board of directors. The Nominating Committee was composed of Janice Tate, chair, Joanne Weinmeister and Ron Bachili.

There are two upcoming vacancies on the board; the term of service is three years. According to the bylaws, nominations may also be made from the floor at the annual meeting.

Here is some biographical data on each of the nominees:

William H. Lovejoy

"Bill and Jane Lovejoy bought their home on Solitude Court in 1992, fulfilling a long-time dream of having a piece of the Rockies to call home.

Bill's background is in higher education, having served as an English assistant professor, a director of planning, an acting college president, and chief fiscal officer of the Nebraska State College System. After his first three novels were published in 1988, Bill began writing full-time and is currently publishing an average of 2.5 technothriller and mystery novels a year.

He has been active with the Poudre R-1 schools—President of District Parent Advisory Board—and still volunteers for some of the school programs. While living in Fort Collins, Bill served on the Warren Shores Homeowners Association Board—on the Architecture Control Committee and as secretary of the board. There, as here, he is concerned with protecting and maintaining the ecology and the environment."

Marlan McMahan

"I have been a Board member for the last three years and am currently President of the Board. I have helped put together our new Bylaws, encouraged the Retreat socials and Fireside Chat, as well as aggressively attempted to promote the following of our Covenants. At times these duties were demanding but also very rewarding. I have learned a great deal about association business and have donated close to 200 hours of time to help the Retreat be a place of beauty and harmony. I am once again offering to work on the Board of Directors as well as continue to learn and grow in that capacity."

News Briefs

- The board of directors will meet at 6:00 p.m. on July 30 at the home of Janice and Ron Tate.
- Trees that have been killed by beetles should be cut own and sprayed with Lindane by mid-July.
- The Architectural Control committee has developed and the board approved ACC Guidelines. Copies will be available at the annual meeting. You may request a copy from the corresponding secretary (address on back page of this newsletter).
- Liens have been filed against the property of five RLA members for non-payment of 1993 assessments.
- We always appreciate receiving a change of address notice when you move. Otherwise, with 218 RLA members it is hard to keep in contact.
- New RLA membership directories will be available at the annual meeting.
- Please complete the enclosed survey form and mail it back today so it can be tabulated for the annual meeting.

Bylaw Amendments (Sumonia)-concluded

Article XII, Section 1

Insert before the last sentence:
Members whose lot(s) abut Dunraven Glade Road, and if a dwelling is present with a driveway entering from that road will not have in their annual assessment a sum equal to their normally prorated portion of the road maintenance/snow removal or equipment maintenance/ reserve/depreciation budget.

Article XIV

.....these Bylaws may be amended, at a regular or special meeting of the Members, by a 2/3 vote of a *quorum* of Members present in person or by proxy.

Board of Directors, 1992-1993

Marlan McMahan.....president
3124 Wheeling Street, Box 31193
Aurora, CO 80041
364-7362 (all numbers are area code 303)

Graham Fowler.....vice-president
800 Elliott Street
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586-8225

• Marvin Gee.....Assistant treasurer
Corresponding secretary
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Glen Haven, CO 80532
586-5485

Char & Marv Gee..... Newsletter editors

THE RETREAT
Landowners Association, Inc.
Post office box 160
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First Class



Dushan(Duke) & Jewell Sumonia
PO Box 114
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Address correction requested



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 neighbor's 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 RIA 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 RIA 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 RIA 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 ear-marked 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.

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 addition reads "and shall be authorized to sign promissory notes as well as checks in the event the treasurer 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 one-ness, 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 exasmp, 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

News Briefs

- The RLA board of directors will meet at 9:30 a.m. on Saturday, September 25, in the McKnight's home at 100 Fisherman's Lane.
- Alternate contacts for the Architectural Control committee are: Dennis Bicknell and Steve Little. Both of them are full-time Retreat residents.
- As a result of numerous trespassers on private land, the Bulwark Ridge Owners Association has now placed a padlock on the gate at the end of Miller Fork Road. Retreat members wishing access to the area may make advance arrangements for the key with the Gee's, 722 Miller Fork Road, 586-5485. The key can only be picked-up enroute to the area and must be returned as soon as you exit. This provision is a courtesy which is being extended to our members and will undoubtedly be taken away if the privilege is violated.

Members who requested RLA directories on their annual meeting proxy form should receive them in the mail within the next 10 days. Sorry for the delay in getting them to you.

A new road-side Retreat sign will be installed soon at the Dunraven entrance to our subdivision.

All members should display the Retreat decal on the left side of their automobile windshield. Additional decals can be obtained from the corresponding secretary. *Please remove the sticker before selling or trading your car.*

The next issue of the newsletter will be published in December.

Annual assessments are due and payable January 1 each year; unpaid, they become delinquent March 1.



December 1993

The Retreat

NEWSLETTER

Welcome . . .

New Members

There are 16 new RLA members who have purchased property in the past five months. We welcome these neighbors to our Association. [Listed in chronological sequence along with filing and lot number.]

John & Cynthia Vermie	5:2
Thomas & Jean Spencer	2:51
Clifford & Barbara Dyer	2:5
James, Roberta & Mary Allen	5:11
Barry & Ellen Johnson-Fay	4:13,4
Arthur Turpin	1:5
James & Kathleen Kadlecek	1:69
Jozsef & Treva Jorend	1:45
Charles Batey, Jr.	1:83
Jeff & Nancy Warner	5:16
Jeffrey Sanders/Donna Reiter	4:28
David Solder	3:10
Thomas & Tina Geldes	3:23
Stanley & Mildred Wasman	3:5
Jeffrey Baker	1:67
Leslie Scott	1:43



Winter Potluck Dinner

Set for February

All RLA members are cordially invited to a potluck dinner on Saturday, February 26, at 5:30 p.m. The dinner will be held in the fellowship hall of Community Church of the Rockies in Estes Park at 1700 Brodie Avenue [south of highway #36, just off Fish Creek Road, across from the high school football field].

Each member family is asked to bring food for sharing with others and their own table service. Coffee and tea will be provided.



To aid in planning, please make your reservation by calling 586-5485 or send a postcard to Box 160, Glen Haven 80532. A special invitation is extended to those landowners who have purchased property since the last annual meeting.

Annual Assessment

Remains at \$115

RLA annual assessment statements will be mailed to all members later this month. The assessment charge is due January 1 each year and becomes delinquent on March 1.

Prompt payment will be greatly appreciated. Each year second notices have to be sent out to approximately 25% of the membership. Interest, at the rate of 1% per month, is assessed against late payments, beginning March 1.

In 1993, five RLA landowners did not pay their annual assessment. Liens were filed and are currently enforce against their property.



News Briefs

• The next meeting of the Board of Directors will be held on Saturday, January 22, beginning at 9:30 a.m., in the home of Dice and Charlene McKnight, 100 Fisherman's Lane. The March 26 session will be at the Gee's, 722 Miller Fork Road.

• RLA members who wish to submit agenda items for consideration by the board of directors should send them directly to the president at least two weeks in advance of the meeting.

• Two Retreat work days has been scheduled for next year - Saturday, May 7 and June 4. Please mark your calendar now. Details will be given in the April newsletter.

• All Retreat members are asked to be on alert. This year several unusual things have happened which call upon us to be increasingly watchful. A home on Black Creek was entered, items were stolen and the house trashed; deer were poached on Bulwark Ridge Court; diesel was siphoned from the tank of the Retreat road grader and a saw stolen from the cab; and an elk was shot only a few feet from the property line above Gladeview. Call 911 immediately when any suspicious activity is noted.

Happy, safe holidays to one and all!



RETREAT LANDOWNERS ASSOCIATION, INC.

Dear Members,

It is the desire of your Board of Directors to wish you a Merry Christmas and a very prosperous New Year. Your outstanding Board has been working extremely hard to make the Retreat a wonderful place to live. We want to continue to encourage each and every one of you to contact us or write to us about anything you appreciate as well as share any concerns you may have. We deeply appreciate all of the volunteer hours donated by the Retreat members. We continue to appreciate the positive attitude the members have toward the Retreat as well as the Glen Haven communities. We desire to see both communities look their best and be their best. We are extremely thankful for the efforts of the Glen Haven Fire Dept. and the new Fire Board. We appreciate so much the safety they provide and it is our desire to work toward a most equitable arrangement for their support.

The Board is actively and consistently attempting to handle covenant violations. We encourage you to follow them and work with our excellent A.C. Committee. The Board also wants you to continue to practice safety in the Retreat. Be careful to observe fire safety especially during the holidays; personal safety with neighborhood watch; and road safety with slower defensive driving as well as the avoidance of using the roads for sledding. Also, it can be very dangerous pulling out onto the highway at the back entrance. We are planning to have signs installed.

The Board has established some ambitious goals for the future that we think you will be excited about and we have included them in this newsletter. Look for them, reflect on them, and get fully involved in helping to achieve them.

As your President I would like to encourage you with the words of St. Francis of Assisi: "Make us an instrument of Your peace; Where there is hatred, let us sow love; Where there is injury, pardon; Where there is doubt, faith; Where there is despair, hope; Where there is darkness, light; Where there is sadness, joy." Negativism is not The Retreat but caring involvement is The Retreat!

Happy Holidays,

President

Retreat Landowners Association, Inc.

Membership Survey

Please take a few minutes and complete this survey. The Board of Directors would like to know how you feel about the Retreat. Return the completed survey just as soon as you can so it can be tabulated and results reported at the annual meeting.

Thank you!

1. Roads

Considering the significant increase in traffic, what do you think about the overall condition of the roads? What approach to road maintenance would you like to see?

- 51% Maintain the current condition
- 34% Continue to widen roads and add more road base material
- 10% We need to do more and at a faster pace. Roads should be the #1 priority/expense item
- 5% We already spend too much on the roads

Currently the RLA policy is to plow snow off our roads when the depth reaches 6". What do you think of this policy?

- 84% This is appropriate
- 7% Snow should be plowed when it is less than 6"
- 9% Snow should be plowed only when it reaches more than 6"

2. Stocking streams

Should we continue to stock Miller Fork stream with trout?

- 53% Yes
- 47% No

3. Social events

Would you like to see more RLA social events?

- 43% Yes
- 57% No

More than 70 landowners, 1/3 our members, returned this survey form. This is the final tabulation of their responses.

4. Fire district

What is your feeling regarding the establishment of a Tax District for our fire department? (i.e. mill levy based on your property value)

- 33% In favor
- 43% Need to know more before I make a decision
- 24% Continue current volunteer contributions and fund raisers



5. Community building

Do you think the Retreat should have its own community building?

17% I would like to see the RLA board pursue such a building

83% I would *not* support a Retreat community building

6. Annual assessment

Considering our current assessment of \$115 per year, do you feel you are getting good value for your money?

80% Yes

20% No

7. Open space

Check the one/s that reflect your feelings about open space in the Retreat.

58% Favor more open space

42% Do not favor more open space

48% Would support an assessment increase to purchase open space

52% Would *not* support an assessment increase to purchase open space

8. Volunteer

Are you willing to volunteer? If you are, check preference; share this fact with a board member if you return this survey unsigned.

3 Board member

14 Committee member

16 Help with social events

9. Board of directors

How would you rate your current board of directors?

45% Excellent

35% Good

12% Fair

8% Poor

10. Long range plans

What are the long range plans you wish the board to pursue?

11. Other comments and suggestions

Name (optional) _____

We appreciate your taking time to complete this form. Please return it today to the RLA; Box 160; Glen Haven , CO 80532. Thank you.

Long Range Plans

Beginning with the membership survey last summer, the RLA board of directors has been in the process of making long range plans. At a recent meeting of the board, all ideas generated were formalized into major categories with accompanying goals and objectives.

Administrative

- Goal: Improved efficiency and productivity
Objectives:
 - Shorter, more productive meetings
 - Improved process for covenant violations

Equipment

- Goal: Purchase of equipment for RLA
Objective:
 - Obtain computer for RLA board use

Fire protection

- Goal: Support of Glen Haven Area Volunteer Fire Department
Objectives:
 - Support a tax district or determine other method of support
 - Identify areas for dry hydrants
 - Create ponds, pools for increased water source
 - Include bay for tanker in RLA equipment housing

Open space

- Goal: Accrual of land
Objectives:
 - 40 acre USFS parcel
 - Bulwark parcels
 - Open space through donation
 - Acquire lots with emphasis on open space (perhaps next to Forest Service property)
 - Property through tax liens
 - Increase reserves

Roads

- Goal: Good road maintenance
Objectives:
 - Approximately two miles of road base per year
 - Community work days
 - Purchase of dump truck

Road equipment housing

- Goal: Building for equipment
Objectives:
 - Committee to determine best location, price estimates, etc.
 - Equipment, tools, fuel, etc., in one building

Safety

- Goal: Safety and protection of the Retreat and its landowners
Objectives:
 - Forest management plan
 - Neighborhood Watch.

"Our aspirations are our possibilities." Robert Browning
"The best way to get something done is to begin." author unknown

RETREAT LANDOWNERS ASSOCIATION

1994 BUDGET RECOMMENDATIONS

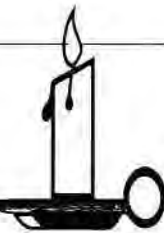
		<u>1994 BUDGET</u>
INCOME		
Assessments		24725
Interest Income		400
Other Income		10
Transfer Fees		1500
TOTAL INCOME		<u>26635</u>
EXPENSES		
Accounting		300
Administration:		
Miscellaneous		300
Office Supplies		1500
Postage		400
Secretarial Services		300
Telephone		300
Travel		500
Annual Meeting		500
Donations - GHVFD		500
Environmental		1250
Insurance		3200
Legal Fees		1800
Membership/Corp Fees		330
Payroll:		
Employee Compensation		2200
FICA Contribution		200
Medicare Contribution		60
Property Taxes		140
Reserves		6555
Road Maintenance		6300
TOTAL EXPENSES		<u>26635</u>
TOTAL INCOME/EXPENSE		0
CASH AND BANK ACCOUNTS		
		<u>Start of Year</u>
Checking	Estimated:	847.44
MM - Equipment Reserve		2500.00
MM - General Reserve		14000.00
MM - Open Space Reserve		1000.00
MM - Unappropriated		0.00
Petty Cash Fund		100.00
TOTAL CASH AND BANK ACCT		<u>18447.44</u>

News Briefs, continued...

- The RLA Board of Directors has clarified the policy that Retreat equipment is to be used *only* on the roads and common land belonging to the Association not on member's private property.
- A permit must be secured from Larimer County before burning slash or other kinds of debris out-of-doors.
- Jim Boyd has resigned his position as a member of the board of directors effective January 31, 1994. Jack Heidebrecht has been appointed to fill the balance of Jim's term which expires in '95. Our thanks to Jim for the leadership he has given to the Retreat.

Avoid holiday sparks...

Fireproof Your Home



BY PATTI KUTSCHER

In the United States, fires claim nearly 5,000 lives and injure another 300,000 every year.

Help create a safe community by encouraging residents and the board to follow these safety tips.

General Fire Safety Tips

- ◆ Place matches and lighters out of reach of children.
- ◆ Don't leave burning candles unattended.
- ◆ Enclose fireplaces with screens to keep sparks from jumping and igniting carpets or other flammable materials.
- ◆ Repair broken electrical appliances, sockets, or extension cords.
- ◆ Clear dry brush, leaves, and other vegetation at least 50 feet from all buildings.
- ◆ Store flammables in tight containers away from buildings.

Holiday Fire Safety Tips

- ◆ Pick a fresh Christmas tree. Inspect the needles and make sure that they are firmly attached.
- ◆ Keep plenty of water around the base.
- ◆ Don't use lights with worn insulation, broken plugs, and loose sockets.
- ◆ Cover the opening of a fireplace with a sturdy metal screen or heat-tempered glass doors.
- ◆ Take down the tree immediately following the holidays.

Patti Kutscher works for Westec Security, a member of the Greater Los Angeles Chapter of CAI.

Is Your Association Vulnerable to Crime?

The following suggestions can be applied both by the board and residents to help fight crime

- Initiate a Neighborhood Watch program.
- Use common areas for community activities. Often such issues indicate interaction among neighbors, implying a greater concern for the neighborhood and a willingness to observe and report crime.
- Install a storm door.
- Install a solidly constructed front door.
- Make sure your windows are not concealed by shrubs.
- Make sure your valuables are not readily observed by looking through front windows.
- Pin vulnerable upstairs and downstairs windows.
- Install shades or blinds on all windows.
- Make sure extra sets of keys are out of sight.
- Make sure sliding glass doors are secured with a wood or metal bar screwed inside the upper track to prevent burglars from prying it out of the tracks.

(Source: Security Inspection Services Program Guide, published by the Virginia Crime Prevention Center.)

Open Space Update

Negotiations continue between the Forest Service and the RLA Board of Directors about the 40 acre piece of property in the middle of the Retreat. (We have set aside funds for an appraisal so that we will have a better idea of the cost involved.) At this point, \$40,000 is our best estimate.

Before the next annual meeting, a proposal will be prepared for your approval. The Forest Service has provided me with a 46-step implementation schedule that they estimate could take up to three years to complete. They have assured me the land will not be sold or exchanged to any other interested parties during this process.

I wish that their had been more time to discuss this at last July's annual meeting. However, because of the time element involved, I don't think a special meeting will be necessary. Ample time for discussion will be scheduled at next years annual meeting .

Here's a look at project costs based on recent land sales in the Retreat area: If the \$40,000 dollar estimate is accurate and we put nothing down, the cost to finance that amount over 5 years at 8% interest would be \$8,660. That amounts to a special assessment of approximately \$47 per landowner per year for 5 years. I know that there are other financing options available including self-financing. These options will be explored during the coming months. Several landowners have indicated they may be willing to invest in the project.

Adding the 40 acres to the Retreat as open space will enhance our property values. It would increase our property tax slightly but the amount is small and can be covered by the current assessment. The purchase would ensure that part of the Retreat will stay as it was and allow us to enjoy it for many years. It would provide a safe haven for wildlife as well.

I hope that you will join me in supporting this project. Let me know if you are interested in assisting or if you have any questions.

-Graham J. Fowler, vice-president

Board of Directors, 1993-1994

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* All telephone numbers are area code 303.

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Address correction requested