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RETREAT LANDOWNERS ASSOCIATION, INC.

Annual Meeting - July 27, 2002

Big Thompson Canyon Association Building

The 31st Annual Meeting of the Retreat landowners Association, Inc. was called to order by President Kent Mills at 1:00 p.m.

Parliamentarian Esther Russell and Meeting Recording Secretary Brooke Miler were introduced. A total of 41 landowners had registered by the time the meeting began; others arrived later for a total of 45 landowners and 4 guests.

Annual meeting packets mailed to all members prior to the meeting included: a letter from the President, agenda, candidates for Board of Directors, Reports, Articles of Merger of Bulwark Ridge Owners Association, Inc. with and into Retreat Landowners Association, Inc., Plan and Agreement of Merger of Bulwark Ridge Owners Association, Inc. with and into Retreat Landowners Association, Inc., Proxy and Directed proxy forms.

Door prizes: Retreat T-shirts, hats and key rings were given out during the meeting.

Format of the meeting took place in a question/answer session.

Gordon Nuttall began the meeting asking Tom Housewright:

Q: Does the fire department apply foam to burning structures and can we buy it?

A: Currently there are two trucks with the compressed air foam available. Units of compressed foam can be purchased; he suggested buying a hose with a sprayer and placing dish soap inside the sprayer. The dish soap allows water to soak in deeper.

Q: What can we do to help with our structures?

A: "Defensible perimeter" - clearing out trees, placing firewood away from house, lawn furniture, propane tanks removed away from structure at least 30 feet. Cutting down low branches/brush was also suggested.

Glen Haven Area Volunteer Fire Department: Tom Housewright, fire chief, updated the Association on the regional fires in West Creek and on Triangle Mountain. He was happy to report there are 19 active firefighters, with an additional 7 members in training. With the assistance of Rocky Mountain National Park grants, GHAVFD is working on obtaining a new brush truck. Tom Housewright thanked the Retreat for their continued support and expressed gratitude for the donations received from the Pancake Breakfast, which was double from the previous year. Tom also spoke briefly of the Big Elk Fire and the efforts of the GHAVFD in protecting historical structures and providing manpower and the command post in Lyons.

Duke Sumonia acknowledged the ongoing appreciation for Tom Housewright and his crew and their quick response in helping to save a dear friend following a heart attack.

For information regarding moisture/humidity levels in the area, contact 586-4000.

Another question directed to Tom Housewright:

Q: What does the fire ban mean? Mention was made of cigarette butts found on the Retreat trail.

A: No open flames, charcoal grills, no smoking outdoors, no welding, no sparks, grinding, no burning of trash until further notice. Report any suspicious activity immediately.

Q: Are there any fines for discarded cigarette butts?

A: No fines yet.

Q: Will the GHAVFD purchase a chipper?

A: Probably not. There is a chipper program currently available through the county.

Q: What will that take to get such a program going?

A: Time, interest and money.

A recent Newsletter article regarding the chipper program asked for those interested to respond; only 1% wanted to participate, the Board determined there was not enough interest to proceed.

Any questions regarding fire prevention call County Fire Wise: 498-5300.

Q: What else could be done around property to aid in fire survivability?

A: Clear your lot.

Kent Mills presented an open question/answer session for landowners to the committee chairs.

Gordon Nuttall started with statement and question to the Environmental Committee:

Mistletoe is killing off trees in the area, is there not enough moisture for sap to push mistletoe off? Should we water our trees individually?

Graham Fowler replied that this year would take its toll. Save the little trees, there is no need to water the trees individually because the water is evaporating so quickly.

Q: Can we cut trees down ourselves without getting approval from the ACC committee, especially those infected with mistletoe or pine bark beetle?

A: Architectural Control Committee. Dennis Bicknell requested that the committee be advised. The suggestion is that a tree be planted for each one removed.

Dennis commented on the written report with an apology to Pat Mills for failure to mention her as a committee member.

Treasurer: Bill Widmaier announced that the audit report was approved.

Marcy Trahan gave a detailed summary on the Water Stock Certificates:

Water augmentation certificates (covering Retreat filings 3, 4, 5 and Bulwark Ridge) are currently being held in trust by the Maitlands. We are seeking to get the certificates transferred to the Retreat. The Retreat's pro-rated share for the previous annual assessments totals \$3,413.08. Once the transfer is made, the Retreat will pay future assessments. We are close to having this settled.

Q: This doesn't affect people who have the water brought in?

A: No. Nor does it relate to Filings 1 and 2.

Q: Are water well levels going down?

A: Don't know, let Retreat know if there are noticeable changes.

Q: If the Forest Service exchange with the Maitland family doesn't go through, will the Retreat try to purchase the land?

A: Not enough funds at this time.

Q: Is there an anticipated increase in recreational traffic at the trailhead?

A: Doubtful, since there are several access points to Miller Fork Trail.

John Barlow suggested we give accolades to Marcy for the number of hours she has dedicated to negotiation this issue and keeping us informed.

Road Committee Report: John Barlow suggested the use of 4-wheel drive mode on Retreat roads to help reduce "washboarding". He reminded members that snow removal begins at 5-6" of snow accumulation. Please call him when your area receives this amount and removal will occur. He also gave a quick recognition to all of the road maintenance volunteers: Joe Barraclough, Dennis Bicknell, Jim Boyd, Ralph Brethauer, Ken Cooper, Paul Dingel, James Eldridge,

Jack and Verna Heidebrecht, Kent Mills, Gordon Nuttall, Jan Ricker, Leon and Mary Ann Satterfield, Ron Spurlin, Dick Stoke, Art Turpin and John Craig.

Nominating Committee: There are two Board of Director vacancies: Joanne Gilbaugh and Marv Gee. Those being nominated are Jim Broomfield and Gordon Nuttall. Both candidates spoke briefly about themselves and their interest in the Retreat. Since there were no nominations from the floor, the two candidates were elected by acclamation.

President Kent Mills recognized Joanne Gilbaugh and Marv Gee for their years of service to the Retreat and presented each with a gift.

A short presentation was made by The Stunted Conservation Association. The representatives left brochures with contact information for any landowner in having their lot assessed (a free home evaluation) to help reduce the threat that a potential fire poses to home and property. Please contact the Team Leader, Suzanne Russo at 970-586-1426 or email scafire-suzanne@yahoo.com. For further information go to www.sca-inc.org/fire.

A brief recess was taken at 2:15.

Graham Fowler requested that newsworthy information be sent to Julie for the RLA newsletter. Suggested information would be anniversary announcements, obituaries, etc.

NEW BUSINESS

Marcy Trahan began with the history of the merger process between the Bulwark Ridge Owners Association, Inc. and the Retreat Landowners Association, Inc. She referred to the annual meeting packet which reviewed the historical background of the merger. The Bulwark Ridge Owners Association approved the merger on Saturday, July 13, 2002.

Edward Guiducci, Retreat legal counsel, supported Marcy in the explanation of the merger further mentioning that the merger of the two non-profit corporations was non-threatening to the covenants of both the Retreat Landowners Association and the Bulwark Ridge Owners Association.

Discussion opened up with questions from the floor:

Q: Is the Bulwark Ridge Association responsible for their own finances and will the Retreat assume any debt with this merger?

A: Bulwark has no debt; all their financial assets were turned over to the Retreat several years ago.

Q: There are "no hunting" signs in the Retreat; will Bulwark comply?

A: Yes, there will be no hunting in both areas. If someone fails to comply, get information, car license, etc., and notify the landowner and/or call the county sheriff.

Q: How will road maintenance be affected?

A: Currently there is one mile of road in BROA which will become part of the Retreat road system if the merger is approved. BROA funds that have been turned over to the RLA are to be allocated specifically for maintenance and improvement of this road section. After these funds are expended, it would become part of the regular road maintenance schedule.

The BROA properties are not subject to the RLA covenants. Six of the Bulwark properties have restrictive covenants attached which are similar to the Retreat's covenants. If the merger is approved, the Retreat Landowners Association will be the surviving organization; the Bulwark Ridge Owners Association will no longer exist. The Retreat's Board of Directors will be the governing entity.

Q: Are Bulwark roads up to Retreat standards?

A: No. Because of the limited traffic that these roads experience, they would be considered secondary roads in terms of repair and maintenance. Roads would need to be maintained in a passable condition but would not need to be at the level of the major roads in the Retreat unless future development would so warrant.

Q: Will the gate remain locked?

A: It is at the Retreat Board's discretion. The gate was originally installed at the Board's request. The presence of the gate has deterred the use of the area as a terminus for hunters and campers, illegal campfires and the illegal removal of trees from private properties.

Q: Is it against state law to have a locked gate on a dedicated roadway?

A: Yes, according to a landowner. The combination to the gate lock is available to Retreat members.

There was a call for the question. Since there was no objection, the merger motion was placed before the membership for action.

Kent Mills asked if those present preferred a hand vote or a ballot vote. A hand vote was unanimously preferred. The merger of the Bulwark Ridge Owners Association and the Retreat Landowners Association was unanimously approved by the membership as outlined in the merger documents. There were no dissenting votes. Mr. Mills asked Ms. Ricker, the corresponding secretary to report the results of the mailed-in ballots on the merger issue. She reported that all ballots were cast either in favor of the merger or were to be cast at the meeting by the assigned proxy. There were no dissenting ballots. Marcy Trahan says a BIG THANK YOU!

Kent then asked for new items of business.

Q: Could we have Retreat T-shirts available for purchase?

A: Yes, if there is interest, they are relatively inexpensive.

All landowners present introduced themselves.

The president appointed Joe Barraclough to chair the nominating committee for next year.

Landowner Comments:

There are occasions when members are a nuisance to other residents in the Retreat. Please consider neighbors in order to keep peace and quiet. If anyone is in covenant violation please notify Kent Mills. Please use common courtesy, no firearms or physical force needed. Please remember that sound travels and barking dogs and loud music is nuisance behavior.

Marcella Bicknell, Assistant Treasurer, has expressed her desire to resign as of the 2003 annual meeting. A job description is available for anyone who is interested in serving in this position. Member email addresses are requested for publication in the Retreat directory. Please refer this information to Marcella. Jan Ricker has agreed to take over the maintenance and production of directory information in the future.

Gordon Nuttall stated that he is a county volunteer in charge of maintaining the Miller Fork Trail. Please let him know if there are needs to be taken care of, log removal, etc.

For any information on the history of the Retreat, contact Duke Sumonia. He requested any old photos to add to his depository as well as any written history for preservation. He stressed the importance of remembering history for following generations.

Ed Depasque made a motion for meeting to be adjourned and Marv Gee seconded. Motion carried. Meeting adjourned at 3:32 p.m.

Next year's meeting is scheduled for Saturday, July 26, 2003 at 1:00 p.m.

Brooke Miller, Meeting Recording Secretary.