

RLA BOARD OF DIRECTORS MEETING

January 23, 1999

Present:

Board Members: Dale Alps, John Barlow, Marvin Gee
Steve Little, Gene Pfeif, Marcille Trahan

Committee Chairs: John Barlow, Steve Little

Treasurer: Bill Widmaier

Assistant Treasurer: Ken Cooper

Recording Secretary: Shirley Neely-Turpin

Landowners: Marcia Cooper, Charlotte Gee, Victoria McCoy,
Carol Pfeif, Duke Sumonia

The meeting was called to order at 9:40 by the President, Marcille Trahan. The agenda was approved.

MINUTES: There were some changes in the November minutes. On page 3 under Budget and Assessment, add Steve Little's name. The second B should be changed to E. There were two spelling corrections: in E. change "perpose" to "propose"; on the first page, change "residents" to "residence". Mr. Little moved to approve the minutes as corrected. Mr. Barlow seconded the motion and it passed.

LANDOWNER COMMENTS: None.

BOARD REMARKS: Mr. Gee handed out a new roster of Board members, committee chairs and other leaders.

REPORTS

TREASURER'S REPORT: A summary of Mr. Widmaier's report is attached. Mr. Widmaier gave each Board member a copy of the December 31, 1998 and the January 1999. Ms. Trahan asked for copies of each report for the safety deposit box. Mr. Widmaier reviewed each report. There was some discussion about the Board obtaining copies of invoices for the snow plowing. In the 1999 report there were two corrections: the landowner's assessment should be increased by \$195.00; the cost of snow removal should be \$530.00.

ASSISTANT TREASURER'S REPORT: Mr. Cooper's report is attached. There was some discussion about what to do with the separate checks received for the Fire Department. It was agreed that the checks received be sent on to the GHAVFD instead of waiting until all assessments are received.

Around February 19th Courtesy reminders will be sent to landowners who have not paid the assessment. Mr. Cooper reported that 104 landowners have paid in full, and 2 have paid about half.

ARCHITECTURAL CONTROL COMMITTEE: Mr. Bicknell's report is attached.

ROADS COMMITTEE: The committee's report is attached. We now have 10 SLOW FOR CURVES signs which will be mounted when the ground thaws.

Road base will be put down in the Spring. There will be an article in the Newsletter, inviting anyone who sees problems with the roads to contact the Roads Committee. Mr. Little suggested that Ron Ellis's name be taken off the letterhead so that he will not be bothered with calls that should go to John or Steve.

CORRESPONDING SECRETARY: No report.

WELCOMING COMMITTEE: No report.

OPEN SPACE COMMITTEE: No report.

NOMINATING COMMITTEE: The committee is waiting to receive nominations for next year's Board.

NEWSLETTER: Ms. McCoy asked a question about format and due date for Landowner motions for the annual meeting. Mr. Gee made a motion that members who wish to propose motions, which can be voted on by proxy at the annual meeting, must submit the motions to the Board by the May Board Meeting. Mr. Pfeif seconded the motion and it passed.

BOOK OF BOARD RESOLUTIONS: An ad hoc committee has been formed to prepare this Book of Resolutions. Ms. McCoy reported that she had met with Janice Tate and Joann Weinmeister to begin work on this project. Irene Little and Carol Fulton will also be members of this committee, but were out of town. This book will include not only resolutions and policies, but historical memories and information that comes up year after year. The committee plans to have the book ready for the Board's review by the May meeting and to complete the final copy for presentation at the annual meeting.

UNFINISHED BUSINESS

BULWARK RIDGE ASSOCIATION: Ms. Trahan is still in the process of investigating with Mr. Guiducci the possibility of creating a master association which would cover the covenants of two organizations.

WATER UPDATE: There has been no change in regard to filings 3, 4 and 5 and the Maitland property and the water certificates.

PARLIAMENTARIAN BYLAW SUGGESTIONS: Ms. Trahan gave each Board member a copy of a letter from Esther Russell in which she made suggestions regarding changes in our bylaws. Mr. Gee made a motion that the Board members read the letter and discuss possible changes as an item of unfinished business for the next Board meeting. The motion was seconded and passed.

WINTER POTLUCK: Mr. Gee suggested naming a three person committee to handle plans for the Potluck. He suggested that members of the Community Church, Carol Fulton and Richard and Elke Boggs, should be on the committee. John Barlow volunteered to be the Board member on the committee. The Potluck will be held at the Community Church of the Rockies on March 6, from 5-9 P.M.

NEW BUSINESS

OPEN SPACE FUNDS: Mr. Gee moved that an ad hoc committee be formed to explore recommendations regarding Open Space Funds. These recommendations would be reviewed by the Board and presented at the Annual Meeting. The committee consists of three Board members: Marvin Gee, Steve Little and Gene Pfeif, and RLA members: Victoria McCoy and Duke Sumonia. Mr. Alps seconded the motion and it was passed.

OTHER ASSESSMENTS: There was some discussion regarding the Bulwark Ridge outside property owners and roads assessments. Ms. Trahan is preparing a cover letter to be sent to these property owners regarding their payment of roads assessments to the RLA.

Mr. Little expressed the need for clarification of the RLA's arrangement with Bulwark Ridge regarding maintenance of their roads. The Roads Committee will research the RLA's obligations in this matter.

Mr. Gee made a motion that the Board send a letter to Larry and Violet Carpenter, inviting them to join the RLA, Inc. and to pay the annual assessment. This will allow them access to their property over private Retreat roads. Mr. Pfeif seconded the motion and it was passed.

UNRESTRICTED FUNDS: Mr. Widmaier stated that there is a balance of \$6,933.00 in the 1998 Unrestricted Funds. There was discussion about transferring some of this money to other funds. Mr. Little made a motion that from the Unrestricted Funds of the 1998 budget, we designate \$1,000.00 to the Equipment Fund, and \$3,000.00 to the Contingency Fund. Mr. Gee seconded the motion and it was passed.

INSURANCE: Mr. Barlow proposed that next year before the insurance premium is due, that we invite the agent for an insurance review with the Board.

RECORDING SECRETARY: There has been no response to the request in the last Newsletter for a Recording Secretary to replace Shirley Neely-Turpin. After some discussion it was agreed that the payment for each meeting should be increased. Mr. Barlow made a motion that the request in the Newsletter for a Recording Secretary note that the pay is \$40.00 per Board meeting. Mr. Gee seconded the motion and it was passed.

OPERATOR WAGES: At the last meeting , the wages paid to Jim Boyd had been discussed. Mr. Alps agreed to check on the going operators' wages. According to Mr. Alps' research, the wage paid to Mr. Boyd at this time seems to be fair. At the March Board meeting this matter will be discussed further.

LANDOWNER COMMENTS: Mr. Sumonia commented that the Bulwark Ridge roads are public roads. There was some discussion about public and private roads and the interpretation of Colorado statutes regarding access to property over private roads.

Mr. Cooper had a question as to whether or not the \$50.00 per member Fire Department donation should be sent on behalf of someone who had not paid the assessment in full. Mr. Little suggested putting this matter on the agenda for discussion at the March meeting.

The President adjourned the meeting at 11:50 A. M.

Shirley Neely-Turpin

Recording Secretary

Marcella Trahan

MARCH 27, 1999

Date Approved

FILE

Retreat Landowners Association, Inc.

Summary of Treasurer's Report

January 23, 1999

For the year ending December 31, 1998, the excess of receipts over disbursements was \$7,046.74.

Cash balances at December 31, 1998 were Checking - \$2,999.64, Savings - \$80,155.20 for a total of \$83,154.84.

For the period January 1, 1999 to January 21, 1999, the excess of receipts over disbursements was \$19,135.08. Landowner assessments collected during that period total \$20,384.53. Total budgeted assessments for 1999 is \$41,145.

Bill Widmaier

Treasurer

RETREAT LANDOWNERS ASSOCIATION, INC.

BALANCE SHEET (CASH BASIS)
January 21, 1999

ASSETS

CASH ON HAND AND IN BANK

Checking	\$3,134.72
Savings	<u>99,155.20</u>
	<u>102,289.92</u>

EQUIPMENT

Old Equipment	7,000.00
Road Grader (purchased 1992)	<u>11,325.00</u>
	18,325.00
Less: Accumulated Depreciation	<u>-17,036.00</u>
	<u>1,289.00</u>

Total Assets \$103,578.92

LIABILITIES

LIABILITIES

Payroll Taxes Payable	
Total Liabilities	<u>0.00</u>

NET ASSETS

103,578.92

Total Liabilities & Net Assets \$103,578.92

Net Assets Consist of:

Unrestricted Funds	\$26,106.58
Contingency Fund	16,000.00
Equipment Fund	4,000.00
Bulwark Ridge Fund	2,863.73
Open Space Fund	53,297.81
Depreciated Cost of Equipment	<u>1,289.00</u>
	<u>\$103,578.92</u>

RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
 January 1, 1999 Through January 21, 1999

	ACTUAL	BUDGET
CASH RECEIPTS:		
Landowners' assessments	\$20,384.53 + 145	\$41,145.00
Transfer fees	100.00	500.00
Interest income		3,500.00
Other income		0.00
Total Cash Receipts	<u>20,484.53</u>	<u>45,145.00</u>
CASH DISBURSEMENTS:		
Accounting		350.00
Administration:		
Office supplies	35.82	750.00
Postage	117.99	700.00
Secretarial		250.00
Long Distance Telephone		150.00
Travel		100.00
Miscellaneous		550.00
Newsletter Postage & Copying	67.05	1,000.00
Membership Directories		350.00
Social Events & Annual Meeting		450.00
Donations - fire department	700.00	10,560.00
Environmental		1,000.00
Insurance		2,850.00
Legal fees		2,000.00
Membership	540	300.00
Snow Removal	345.00	5,000.00
Road maintenance		
Payroll, Payroll Taxes & Insurance	83.59	2,500.00
Road Admin. & Certification Training		500.00
Road Base & Supplies		10,000.00
Regrade Roads & Ditches		3,500.00
Equipment Repairs & Maintenance		2,500.00
Equipment Fuel		<u>1,000.00</u>
Total Cash Disbursements	<u>1,349.45</u>	<u>46,350.00</u>
Excess of Cash Receipts over Cash Disbursements	19,135.08	<u>-1,205.00</u>
Cash balances January 1, 1999	<u>83,154.84</u>	
Cash balances January 21, 1999	<u>\$102,289.92</u>	

RLA Check Register

1/1/99 Through 1/20/99

1/20/99

RLA-Checking

Page 1

Date	Num	Description	Memo	Category	Cir	Amount
<u>Checking</u>						
1/7/99	3580	Ron Ellis	Snow Plowing	Snow Plowing		-345.00
1/14/99	3581	Ken Cooper	Postage & Copies	--Split--		-117.81
1/14/99	3582	Bank One	Transfer	[MM1 - Unapprop]		-17,000.00
1/14/99	3583	Postmaster	PO Box	Administratio...		-36.00
1/17/99	3584	Internal Reve...	Payroll Taxes	--Split--		-78.94
1/17/99	3585	Internal Reve...	U.C. Tax	--Split--		-4.13
1/17/99	3586	Colorado Stat...	Colo U.C. Tax	Payroll:Comp ...		-0.52
1/19/99	3587	Hobert Office...	Newsletter Copy	NEWSLETTER COPY		-67.05
1/12/99		Landowners	Dues	--Split--		3,070.00
1/8/99		Landowners	Dues	--Split--		3,070.00
1/7/99		Landowners	Dues	--Split--		4,045.00
1/6/99		Landowners	Dues	--Split--		3,600.00
1/19/99		Landowners	Dues	--Split--		2,242.50
1/5/99		Landowners	Dues	--Split--		3,757.03
Total Checking						2,135.08

RETREAT LANDOWNERS ASSOCIATION, INC.

BALANCE SHEET (CASH BASIS)

December 31, 1998

ASSETS

CASH ON HAND AND IN BANK

Checking

\$2,999.64

Savings

80,155.20

Total 83,154.84

EQUIPMENT

Old Equipment

7,000.00

Road Grader (purchased 1992)

11,325.00

18,325.00

Less: Accumulated Depreciation

-17,036.00

Total 1,289.00

Total Assets

\$84,443.84

LIABILITIES

LIABILITIES

Payroll Taxes Payable

\$39.47

Total Liabilities

39.47

NET ASSETS

84,404.37

Total Liabilities & Net Assets

\$84,443.84

Net Assets Consist of:

Unrestricted Funds

\$6,934.03

Contingency Fund

16,000.00

Equipment Fund

4,000.00

Bulwark Ridge Fund

2,883.73

Open Space Fund

53,297.61

Depreciated Cost of Equipment

1,289.00

Total

\$84,404.37

RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
January 1, 1998 Through December 31, 1998

	ACTUAL	BUDGET
CASH RECEIPTS:		
Landowners' assessments	\$38,823.86	\$39,035.00
Transfer fees	900.00	0.00
Interest income	4,627.61	3,000.00
Other income	20.00	0.00
Total Cash Receipts	<u>44,371.47</u>	<u>42,035.00</u>
CASH DISBURSEMENTS		
Accounting	300.00	350.00
Administration:		
Office supplies	709.87	1,200.00
Postage	692.41	325.00
Secretarial	160.00	150.00
Long Distance Telephone	272.03	150.00
Travel		100.00
Miscellaneous	593.65	400.00
Newsletter Postage & Copying	804.46	1,200.00
Membership Directories	339.73	
Social Events & Annual Meeting	346.27	400.00
Donations - fire department	10,000.00	10,000.00
Environmental	265.04	1,000.00
Insurance	2,815.00	2,800.00
Legal fees	366.07	3,500.00
Membership	365.00	260.00
Road maintenance		
Payroll, Payroll Taxes & Insurance	1,478.53	3,600.00
Snow Removal	3,810.00	2,000.00
Road Admin. & Certification Training	0.00	500.00
Road Base & Supplies	9,098.79	9,000.00
Regrade Roads & Ditches	4,568.77	
Equipment Repairs & Maintenance	339.11	2,500.00
Equipment Fuel		<u>1,500.00</u>
Total Cash Disbursements	<u>37,324.73</u>	<u>40,935.00</u>
Excess of Cash Receipts over Cash Disbursements	7,046.74	<u>\$1,100.00</u>
Cash balances January 1, 1998	<u>76,108.10</u>	
Cash balance December 31, 1998	<u>\$83,154.84</u>	

NOTE

The budgeted excess of cash receipts over disbursements is to be allocated to:

General Reserves	\$100.00
Equipment Fund	<u>\$1,000.00</u>
Total	<u>\$1,100.00</u>

RETREAT LANDOWNERS ASSOCIATION
 STATEMENT OF CHANGES IN FUND BALANCES
 JANUARY 1, 1995 THROUGH DECEMBER 31, 1998

	NET ASSETS	UNRESTRICT FUNDS	CONTING FUND	BLDG FUND	EQUIP FUND	BLWRK RIDGE FUND	OPEN SPACE FUND	EQUIP
BALANCES 12/31/94	\$43,720	\$11,223			\$2,000		\$12,172	\$18,325
1995 ACTIVITY:								
OPERATIONS	17,267	17,267						
INTEREST	1,800	941					859	
DEPRECIATION	-14,787							-14,787
TRANSFERS:								
BUILDING FUND	0	-500		500				
OPEN SPACE	0	-12,000					12,000	
BALANCES 12/31/95	48,000	16,931		500	2,000	0	25,031	3,538
1996 ACTIVITY:								
OPERATIONS	13,757	13,757						
INTEREST	3,580	1,778					1,778	
BULWARK RIDGE	3,262	3,262				28		
DEPRECIATION	-1,011							-1,011
TRANSFERS:								
OPEN SPACE	0	-12,000					12,000	
BULWARK RIDGE	0	-3,262				3,262		
BALANCES 12/31/96	67,588	20,466		500	2,000	3,288	38,007	2,527
1997 ACTIVITY:								
OPERATIONS	6,835	7,335		-500				
INTEREST	4,212	1,557				164	2,491	
DEPRECIATION	-722							-722
TRANSFERS:								
EQUIPMENT FUND		-1,000			1,000			
OPEN SPACE	0	-12,000					12,000	
BALANCES 12/31/97	77,913	16,358		0	3,000	3,452	53,298	1,805
1998 ACTIVITY:								
OPERATIONS	2,380	2,380						
INTEREST	4,628	4,479				149		
DEPRECIATION	(516)							(516)
TRANSFERS:								
CONTINGENCY		(16,000)	16,000					
EQUIPMENT FUND		(1,000)			1,000			
BLWRK RIDGE		717				(717)		
BALANCES 12/31/98	\$84,405	\$6,933	\$16,000	\$0	\$4,000	\$2,884	\$53,298	\$1,289

The Contingency, Building and Equipment Funds are Board designated funds.
 The Bulwark Ridge & Open Space funds have been designated by general membership.

RLA Check Register

11/21/98 Through 12/31/98

1/20/99
RLA-Checking

Page 1

Date	Num	Description	Memo	Category	Cir	Amount
<u>Checking</u>						
11/21/98	3566	Steve Little	Paint for Fen...	Administratio...	x	-33.50
11/21/98	3567	BILL WIDMAIER	Copies - Boar...	Administratio...	x	-4.60
11/21/98	3568	SMITH TRUCKING	Road Base	Road Base Matl	x	-1,122.96
11/21/98	3569	VOID			x	0.00
11/21/98	3570	Lone Star Stea...	Al Cunningham	Road Maint	x	-50.00
12/2/98	3571	NEW ENGLAND BU...	Envelopes -	Administratio...	x	-107.73
12/2/98	3572	SHIRLEY TURPIN	Secretary	Administratio...	x	-20.00
12/2/98	3573	AT&T	PHONE	Administratio...	x	-60.15
12/12/98	3574	Victoria McCoy	Stamps - News...	NEWSLETTER POST	x	-72.92
12/12/98	3575	Ron Ellis	Snow Plowing	Snow Plowing	x	-450.00
12/28/98	3576	AT&T	LD Phone	Administratio...		-57.89
12/28/98	3577	C.C.I.A.	Workers Comp ...	Payroll WC Ins	x	-281.00
12/28/98	3578	John Barlow	Signs	Road Maint	x	-193.77
12/28/98	3579	Jim Boyd	43 Hrs @ \$12	--Split--		-476.53
12/2/98		Bank One	Transfer from...	[MM1 - Unapprop]	x	1,500.00
12/29/98		Bank One	Transfer from...	[MM1 - Unapprop]	x	2,000.00
Total Checking						568.95

MEMO

DATE: January 23, 1999
TO: RLA Board of Directors
FROM: Ken Cooper, Assistant Treasurer

1. Membership update: As of January 19 there were two properties which had changed ownership subsequent to the November 21 Board meeting:

Angell sold 1:11 & 75 to George & Patricia Brelig (but Angell still owned 1:9 & 10 at the time this memo was prepared)

Lemke sold 3:38 to James Broomfield

With the addition of Brelig, while still retaining Angell, we currently have 212 dues paying members (including the double assessments for Mary Howarth).

2. As of January 19 we had received 104 full payments and 2 partial payments for 1999 dues. Of those 104 landowners making full payments thus far, 14 have written separate checks to the Glen Haven Area Volunteer Fire Department.

3. The GHAVFD has been billed for the annual rent (\$10.00) of their building on Retreat property.

4. Courtesy reminder notices, as needed, will be mailed around February 19.

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

January 20, 1999

TO: Retreat Landowners Association
Board of Directors

The ACC wishes to report to the board on its activities since the last written report of November 19, 1998. As the board may remember, a waiver was granted to Paul and Sally Whyard, Lot 60 Filing 2 on Copper Hill Road. The waiver was for the setback distance from the road right-of-way. A similar request was being made to Larimer County, and this request has been granted. The county has included conditions addressing the water course and culvert catch basin. Last week the Whyards submitted plans for the structure which is currently under review by the ACC. No problems have been found in the initial review.

The ACC has been contacted by Robert Smallwood who purchased Lot 2, Filing 3 of Mark and Dorris Hall on Dunraven Glade. Mr. Smallwood wishes to reconstruct the horse corral for a horse later this spring or summer. Halls removed the corral and associated fences prior to the sale. Information has been furnished to Mr. Smallwood to complete an application.

Cliff Dyer, Lot 5 Filing 2 on Streamside Drive called prior to January 1, 1999 and stated that exterior work on his cabin was completed. Interior work is being done and some cleanup will be done when spring arrives. The board had granted additional time to complete the exterior due to Mr. Dyer's heart attack.

No other matters are currently pending.

Submitted for the ACC.



Dennis R. Bicknell
ACCBDA9

REPORT OF THE ROADS COMMITTEE, JAN.23, 1999

We have received the "slow curve" signs and will mount them when the ground thaws. Al has received lubricants for the grader and there has been one snowplowing since the last board meeting.

Retreat Landowners Association, Inc.

1998-1999

Board of Directors

Marcille Trahan ['01].....president
1817 42nd AVE
Greeley, CO 80634
970-330-6396

Marvin Gee ['99].....vice-president
722 Miller FK RD, Box 159
Glen Haven, CO 80532
970-586-5485

Marcella Bicknell ['99] *.....secretary
1473 Streamside DR, Box 172
Glen Haven, CO 80532
970-586-1034

Dale Alps ['00]
5800 14 SW
Loveland, CO 80537
970-667-6752

John Barlow ['00]
24 Black Creek DR, Box 96
Glen Haven, CO 80532
970-586-2582

Steve Little ['00]
22 Saddle CT, Box 37
Glen Haven, CO 80532
970-586-9051

Eugene Pfeif ['01]
33941 Siasconset RD
Windsor, CO 80550
970-686-7735 & 586-0403

* term expires at annual meeting of year noted

Officers, committee chairs, others leaders

William Widmaier.....Treasurer
2010 46th AVE, F1
Greeley, CO 80634
970-330-3281 & 586-0497

Ken Cooper.....Assistant treasurer
8070 W Woodard DR
Lakewood, CO 80227
303-986-5070 & 586-8915

Dennis Bicknell.....Architectural Control Com.
1473 Streamside DR, Box 172
Glen Haven, CO 80532
970-586-1034

Graham Fowler.....Environmental Com.
8764 Skyland DR
Niwot, CO 80503
303-652-8365 & 577-0536

Vicki McCoy.....Newsletter editor
766 Miller FK RD, Box 29
Glen Haven, CO 80532
970-577-0015

John Barlow & Steve Little.....Road Committee

Janice Tate.....Corresponding secretary

Al Cunningham.....Recording secretary

Steve Little.....Nominating Committee, chair
Frances Cunningham, Carol Fulton.....members

Glen Haven Area Volunteer Fire Department

Dick BoggsBoard member

Bob ClarkeBoard member

John ManchesterBoard member

2001 - Final

The Retreat Landowners Association, Inc.

Open-Space Fund Committee Minutes

February 27, 1999

2:00 p.m.

Committee Members present: Marvin Gee, Stephen Little, Gene Pfeif, Victoria McCoy, Duke Sumonia

RLA Members present: Charlotte Gee, Irene Little, James Persichetti

The Open-Space Fund Committee was charged by the RLA Board with the task of suggesting several proposals for the disposition of the funds collected for the acquisition of the 37.45-acre U. S. Forest Service parcel in The Retreat, which was acquired instead by Mr. and Mrs. Larry Carpenter, of Estes Park. The Board is to select certain of these proposals for voting on by the RLA membership at the Annual Meeting, July 31, 1999.

The following possibilities were suggested by the committee members:

1. Continue efforts to purchase the 37.45-acre parcel
2. Pursue the purchase of other open space
3. Refund the money to the membership
4. Road improvement
5. Other improvements
6. Road-equipment purchase
7. Water storage
8. Club house
9. Equipment building
10. Move to General Fund
11. Culverts
12. Paid staff

Each item was voted upon. Those items receiving 3 or more votes were then discussed in depth.

1. Water Storage. Two locations for the installation of water-storage tanks have already been identified: on Bob Clarke's property and in the Common Area at the beginning of Fishermans Lane. It is Mr. Gee's belief that each tank will cost approximately \$15,000 for purchase and installation. Some of the money earmarked for water-storage tanks by the GHAVFD was used to purchase a tanker truck. Mr. Gee will get a more accurate estimate of the cost of one tank from GHAVFD Fire Chief Tom Housewright and Dick Boggs, fire board president.

2. Equipment Purchase. The RLA's present grader is a 1968 model. A newer used grader, preferably an articulated version, would be more cost-effective and efficient. In addition, the backhoe needs repair. Mr. Pfeif will get estimated figures of the worth of the present grader if sold and the cost of an upgrade.

3. Road Improvement. Mr. Little said road base costs \$200 per truckload, which will cover 60 feet of road; to cover all Retreat roads, it would cost \$200,000. On Dunraven Glade Road, it would cost approximately \$60,000 for one chip-and-seal application and \$360,000 for asphalt. Culverts need to be installed or repaired in several places. Mr. Little pointed out that good roads increase the value of all property in The Retreat.

(Note: The combining of #2 and #3 into one proposal was determined to be a useful simplification.)

4. Continue Effort to Purchase 37.45 Acres. It was suggested the Open Space Committee be retained rather than disbanded and the money be kept in the Open Space Fund. There has been some indication the Carpenters would be willing to sell the parcel to The Retreat. No price has been discussed, although Mr. Sumonia stated it is his belief the price would be \$200,000 to \$300,000. If the Carpenters are unable to gain access to the parcel, they may be willing to sell to The Retreat for the value of the trade they negotiated with the Forest Service.

5. Refund to the Membership. The only discussion revolved around to whom the refund would be issued: the owners who paid the assessments, no matter where they are now, or the owners of record when the vote is taken. It was determined that the only reasonable method was the latter.

The committee recommends that the Board put two issues to a vote of the members at the Annual Meeting:

1. Retain the Open Space Fund money for use by The Retreat.
2. Refund the Open Space Fund money to the RLA membership.

The Treasurer will be asked to provide the exact sum under consideration.

Respectfully submitted,

Victoria D. McCoy
Ad Hoc Committee Secretary

RLA BOARD OF DIRECTORS MEETING
March 27,1999

The meeting was held at the Barlow residence.

Board members present: Dale Alps, John Barlow, Marcella Bicknell, Marvin Gee, Gene Pfeif, and Marcille Trahan, President. Others present: Al Cunningham, recording secretary; William Widmaier, treasurer; Ken Cooper, Assistant treasurer; Victoria McCoy, newsletter editor; Janice Tate, corresponding secretary; and landowners: Marcia Cooper, and Duke Sumonia.

Marcille Trahan called the meeting to order at 9:30. Marcille Trahan had the following additions to the agenda: under Unfinished Business add the following items; **Operator's wage and What to do with default members in terms of the \$50 payment to GHAVFD.** Under New Business A: **Bulwark Ridge road maintenance;**

Approval of Minutes: Marcille Trahan had the following corrections to the January 23, 1999 Board of Directors Meeting: on page 3 **Other Assessments** second paragraph, last sentence change RIA'S to **RLA'S.** John Barlow moved the minutes be accepted as corrected , Gene Pfeif second, motion passed.

Landowners Comments: Victoria McCoy asked that a mirror be installed at county road 43 and streamside drive. Victoria also asked that in all future minutes that full names and titles , of people in the minutes, be used.

Board Member Remarks: Marvin Gee on behalf of all the board and members expressed our sorrow for Marcille Trahan's lost of her mother. John Barlow reported that Mike Barlow had surgery and was doing very well.

Reports:

GHAVFD: Tom Housewright reported that effective May 1st we would drop from a class 9 to a split class 7/9 rating. Tom stated the class 7 areas are those within 1000 feet of a dependable water supply. The whole GHAVFD area is about 80 per cent covered by a 7 rating and in the Retreat it is about 50 per cent. Tom reported we came within 1/2 of a per cent of becoming a 6 rating. Mr. Housewright stated to get a 6 rating we need more water supply and to get this we would need to bury tanks in 8 to 10 locations or upgrade the tanker truck. Tom said the cost of one buried tank would be about the same as upgrading the tanker truck and he recommends upgrading the tanker. John Barlow asked if Black Creek was recognized as a water source and Tom said no. Duke Sumonia asked about defibrillators. Tom said the profits from the Glen Haven cook book will be used to purchase them.

Treasurer: William Widmaier reported the total budgeted assessments for 1999 is \$41,145. At March 17, 1999 cash balances consist of \$4,485 in the checking account and \$116, 840.95 in the savings account for a total of \$121,325.95. Summary of Treasurer's report is attached.

Assistant Treasurer: Ken Cooper reported as of March 24 only one property had changed ownership since the January Board meeting. Our membership remains at 212. As of March 24 there were five landowners who had failed to pay any portion of their 1999 RLA assessments. Marvin Gee moved to ask the Assistant Treasurer to send a final notice letter requesting payment of 1999 RLA assessments by April 15 to landowners who have failed to pay their assessments otherwise liens would be filed against their property. Gene Pfeif second, motion passed. A copy of Assistant Treasurer report is attached.

Architectural Control Committee: The ACC report is attached.

Environmental Committee: No report. Victoria McCoy asked that fish-stocking be eliminated from the budget. John Barlow suggested getting all members who are interested in weed control together in mid-summer.

RLA BOARD OF DIRECTORS MEETING
March 27,1999

Roads Committee: John Barlow reports he and Steve Little think we could use two mirrors at Streamside and county road 43. Plan to put more stone on Bulwark and by Wasman's. Road base to be applied on Elkridge Drive.

Corresponding Secretary: No report.

Welcoming Committee: No report.

Open Space Committee: No report.

Nominating Committee: No report.

Newsletter: No report.

Book of Board Resolutions: Janice Tate reported the committee hopes to be finished with the old minutes by May and will give them to the board at the May meeting. Janice requested the board authorize up to \$100 for copies, notebooks, and supplies. John Barlow moved the resolutions committee be authorized to spend \$200 for miscellaneous supplies. Marvin Gee second, motion passed.

Open-Space Funds Committee: Marvin Gee moved in reference to the open space funds we are talking about the \$36,000 that was collected between 1995, 1996, and 1997. Marcella Bicknell second, motion passed. Marvin stated before making a final recommendation to the membership more time is needed to spent with the fire department on their needs. Marcille Trahan asked the committee to meet again to make recommendations to the board regarding the disposition of the \$36,000 and the disposition of the remaining \$17,000 by the May board meeting. A copy of the Open-Space Fund Committee Minutes of the February 27, 1999 meeting is attached.

Unfinished Business:

Bulwark Ridge "Association": Marcille Trahan reported the BROA covenants were in effect until January 1, 1999. Marcille stated in regard to the outside properties, other than the six contiguous properties, a letter of intent to begin assessments of their properties in the year 2000. Marcille said if the issue of changing the BRA covenants works with our lawyer then that may not be necessary.

Covenant Violations: Marvin Gee reported and uncovered propane tank on Dunraven Glade. Marvin stated he will take photos of the uncovered tanks for next meeting.

Water Update: No report.

Parliamentarian Bylaw Suggestions: Marcille Trahan asked if we need a sub-committee to look at the suggested changes. Marvin Gee moved to hold a work session for insurance, by-laws, and open space. John Barlow second, motion passed. The work session to be held on May 8, 1999 at the Barlow residence.

The Carpenters: Marvin Gee stated last month we voted to send a letter of invitation to join the association. John Barlow will contact them on this matter.

Operators Wages: Dale Alps suggest to leave at \$12 per hour and look at it again in October. Dale Alps moved to leave Jim Boyd's wages at \$12 per hour and be review at November meeting. John Barlow second, motion passed.

RLA BOARD OF DIRECTORS MEETING

March 27, 1999

What to do with default members in terms of the \$50 payment to GHAVFD: John Barlow stated The GHAVFD is counting on the \$10,000 donation and we should contribute that amount no matter what. Marvin Gee moved that \$9,350 be remitted now to the GHAVFD. Gene Pfeif second, motion passed.

New Business:

and **Bulwark Ridge Road Maintenance:** Marcille Trahan stated no where in the agreement between RLA Bulwark Ridge Owners Association is it stated about road improvements. Marcille suggests the road committee meet with the two current residents of Bulwark Ridge to discuss road conditions. Dale Alps asked what the status was of our ad in the newsletter for a new secretary to take the minutes of the board meetings. Dale Alps recommended sending the deposit for the Big Thompson Association Building within the next 30 days.

Landowners Comments: Victoria McCoy suggested that personal information about Retreat members only be put in the newsletter if they themselves request it.

Marcella Bicknell moved to adjourn. John Barlow second, passed.


Recording Secretary.

Date Approved

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

March 26, 1999

TO: Retreat Board of Directors

The Architectural Control Committee wishes to report to the RLA Board of Directors on its activities since the last written report of January 20, 1999. Jack and Maye Stewart, Lot 49, Filing 1, 90 Solitude Court received approval to remove some old out buildings and replace them with a separate garage. The existing attached garage will be converted to living space.

Work has commenced at the Whyard's, Lot 60, Filing 2 on Copper Hill Road.

Approval should be granted soon for a modification to previously approved plans for Al Matlock, Lot 39 Filing 1, 242 Dunraven Glade Road. Mr. Matlock will erect the large storage building previously approved; the location has been moved slightly. This is to accomodate a small addition to be built onto the cabin.

For The ACC,

Dennis R. Bicknell
ACCBDMR9

MEMO

DATE: March 27, 1999
TO: RLA Board of Directors
FROM: Ken Cooper, Assistant Treasurer

1. Membership Update: As of March 24 only one property had changed ownership since the January Board meeting. Stephen and Julie Brauns purchased 4:4 from Laubhan. Our membership (including a double structure for Howarth) remains at 212.

2. Dues payments: As of March 24 there were five landowners who had failed to pay any portion of their 1999 RLA assessments, or to correspond as to their intent to do so in the immediate future. Three involve special situations (Avey, Geldes, and Ward). I'm not aware of unusual circumstances for the other two (Chiodo and Gonzales) other than the fact that Chiodo has had his lot for sale for about a year and still owes late fees for 1998. The Board's direction is requested for the next action to be taken with these five landowners.

There are also three partial payments still outstanding as of March 24.

3. Twenty landowners wrote separate \$50.00 contribution checks to GHAVFD this year, for a total of \$1,000. Question: Has the Board determined whether the total donation to GHAVFD is to be \$50.00 per member in good standing (i.e. assessments paid in full) or just \$50.00 per member?

RETREAT LANDOWNERS ASSOCIATION, INC.

BALANCE SHEET (CASH BASIS)
March 17, 1999

ASSETS

CASH ON HAND AND IN BANK

Checking	\$4,485.00
Savings	<u>116,840.95</u>
	<u>121,325.95</u>

EQUIPMENT

Old Equipment	7,000.00
Road Grader (purchased 1992)	<u>11,325.00</u>
	18,325.00
Less: Accumulated Depreciation	<u>-17,036.00</u>
	<u>1,289.00</u>

Total Assets \$122,614.95

LIABILITIES

LIABILITIES

Payroll Taxes Payable \$0.00

Total Liabilities 0.00

NET ASSETS

122,614.95

Total Liabilities & Net Assets \$122,614.95

Net Assets Consist of:

Unrestricted Funds	\$45,124.96
Contingency Fund	16,000.00
Equipment Fund	4,000.00
Bulwark Ridge Fund	2,903.38
Open Space Fund	53,297.61
Depreciated Cost of Equipment	<u>1,289.00</u>
	<u>\$122,614.95</u>

RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
January 1, 1999 Through March 17, 1999

	ACTUAL	BUDGET
CASH RECEIPTS:		
Landowners' assessments	\$39,927.03	\$41,145.00
Transfer fees	200.00	500.00
Interest income	685.75	3,500.00
Other income including landowner late fees	<u>69.08</u>	<u>0.00</u>
Total Cash Receipts	<u>40,881.86</u>	<u>45,145.00</u>
 CASH DISBURSEMENTS:		
Accounting		350.00
Administration		
Office supplies	42.28	750.00
Postage	188.83	700.00
Secretarial	20.00	250.00
Long Distance Telephone	39.55	150.00
Travel		100.00
Miscellaneous		550.00
Newsletter Postage & Copying	142.65	1,000.00
Membership Directories		350.00
Social Events & Annual Meeting		450.00
Donations - fire department	1,000.00	10,550.00
Environmental		1,000.00
Insurance		2,850.00
Legal fees	28.00	2,000.00
Membership	25.00	300.00
Snow Removal	960.00	5,000.00
Road maintenance		
Payroll, Payroll Taxes & Insurance	63.59	2,500.00
Road Admin. & Certification Training		500.00
Road Base & Supplies		10,000.00
Regrade Roads & Ditches		3,500.00
Equipment Repairs & Maintenance		2,500.00
Equipment Fuel	180.85	<u>1,000.00</u>
Total Cash Disbursements	<u>2,710.75</u>	<u>46,350.00</u>
Excess of Cash Receipts over Cash Disbursements	38,171.11	<u>-1,205.00</u>
 Cash balances January 1, 1999	 <u>83,154.84</u>	
Cash balances March 17, 1999	<u>\$121,325.95</u>	

RETREAT LANDOWNERS ASSOCIATION
STATEMENT OF CHANGES IN FUND BALANCES
 January 1, 1995 through March 17, 1999

	NET ASSETS	UNRESTRICT FUNDS	CONTING. FUND	BLDG FUND	EQUIP FUND	BLWRK RIDGE FUND	OPEN SPACE FUND	EQUIP
BALANCES 12/31/94	\$43,720	\$11,223			\$2,000		\$12,172	\$18,325
1995 ACTIVITY:								
OPERATIONS	17,267	17,267						
INTEREST	1,800	941					859	
DEPRECIATION	-14,787							-14,787
TRANSFERS:								
BUILDING FUND	0	-500		500				
OPEN SPACE	0	-12,000					12,000	
BALANCES 12/31/95	48,000	16,931		500	2,000	0	25,031	3,538
1996 ACTIVITY:								
OPERATIONS	13,757	13,757						
INTEREST	3,580	1,778					1,776	
BULWARK RIDGE	3,262	3,262				28		
DEPRECIATION	-1,011							-1,011
TRANSFERS:								
OPEN SPACE	0	-12,000					12,000	
BULWARK RIDGE	0	-3,262				3,262		
BALANCES 12/31/96	67,588	20,468		500	2,000	3,288	38,807	2,527
1997 ACTIVITY:								
OPERATIONS	6,835	7,335		-500				
INTEREST	4,212	1,557				184	2,491	
DEPRECIATION	-722							-722
TRANSFERS:								
EQUIPMENT FUND		-1,000			1,000			
OPEN SPACE	0	-12,000					12,000	
BALANCES 12/31/97	77,913	16,358		0	3,000	3,452	53,298	1,805
1998 ACTIVITY:								
OPERATIONS	2,380	2,380						
INTEREST	4,628	4,479				149		
DEPRECIATION	(516)							(516)
TRANSFERS:								
CONTINGENCY		(16,000)	16,000					
EQUIPMENT FUND		(1,000)			1,000			
BLWRK RIDGE		717				(717)		
BALANCES 12/31/98	\$84,405	\$6,933	\$16,000	\$0	\$4,000	\$2,884	\$53,298	\$1,289
1999 ACTIVITY:								
OPERATIONS	37,525	37,525						
INTEREST	666	666				20		
DEPRECIATION	0							
TRANSFERS:								
CONTINGENCY								
EQUIPMENT FUND								
BLWRK RIDGE								
BALANCES 3/17/99	\$122,615	\$45,124	\$16,000	\$0	\$4,000	\$2,904	\$53,298	\$1,289

The Bulwark Ridge & Open Space funds have been designated by general membership.

RLA Check Register

1/23/99 Through 3/24/99

3/24/99
RLA-Checking

Page 1

Date	Num	Description	Memo	Category	Cir	Amount
<u>Checking</u>						
1/23/99	3589	Void			x	0.00
1/23/99	3590	Guiducci & Gu...	Legal	Legal Fees	x	-33.00
1/23/99	3591	Shirley Turpin	Secretary	Administratio...	x	-20.00
1/24/99	3592	Bill Widmaier	Copies for Board	Administratio...	x	-6.46
1/25/99	3593	Janice Tate	Postage	Administratio...	x	-37.84
1/27/99	3594	AT&T	LD Phone	Administratio...	x	-29.13
1/29/99	3595	Ron Ellis	Snow Plowing	Snow Flowing	x	-420.00
2/2/99	3596	Vicki McCoy	Postage - New...	NEWSLETTER POST	x	-75.60
2/2/99	3597	Bank One	Transfer	[NMI - Unapprop]	x	-3,000.00
2/15/99	3598	Void				0.00
2/23/99	3599	Guiducci & Gu...		Legal Fees		-77.00
2/25/99	3600	AT&T	LD Phone	Administratio...		-10.42
3/1/99	3601	Estes Valley ...	Annual Dues	Membership		-25.00
3/1/99	3602	Bank One	Transfer to S...	[NMI - Unapprop]		-8,000.00
3/5/99	3603	Postmaster	Stamps	Administratio...		-33.00
3/10/99	3604	Ed Odell	Fuel - Dec	FUEL		-180.85
3/17/99	3605	Transnation	Refund Overpa...	Assessments		-195.00
2/25/99		Landowners	Assessments	--Split--		3,510.00
2/26/99		Service Charge		Administratio...	x	4.00
2/23/99		Landowners	Assessments	--Split--	x	2,932.50
2/12/99		Landowners	Assessments	--Split--	x	2,095.00
2/5/99		Landowners	Assessments	--Split--	x	3,215.00
3/9/99		Landowners	Assessments	--Split--		3,655.00
3/9/99		Landowners	Assessments	--Split--		1,406.08
1/29/99		Service Charge		Administratio...	x	-4.00
1/25/99		Landowners	Assessments	--Split--	x	2,680.00
3/17/99		Bank One	Transfr to Sa...	[NMI - Unapprop]		-6,000.00
Total Checking						<u>1,350.28</u>

**RLA BOARD OF DIRECTORS MEETING
JUNE 12, 1999**

THE MEETING WAS HELD AT THE PFEIF RESIDENCE

Board members present: Dale Alps, John Barlow, Marcella Bicknell, Marvin Gee, Gene Pfeif, and Marcille Trahan, President. Others present: Florentine Belz, recording secretary; William Widmaier, treasurer; Ken Cooper, assistant treasurer; Victoria McCoy, newsletter editor; Janice Tate, corresponding secretary; and landowners Marcia Cooper, Duke Sumonia, Beulah Behrens, and Carol Pfeif.

Marcille Trahan called the meeting to order at 9:40 a.m. She asked for other items that needed to be added to the Agenda. John Barlow had a request from Ernie Conrad for budget information and other current reports under new business C. Marvin Gee moved to approve the Agenda, seconded by Gene Pfeif; motion carried.

APPROVAL OF MINUTES: The following corrections were made to the March meeting minutes. Page 2, Covenant Violations corrected to "an uncovered propane tank." Board Member remarks page 1, corrected to "loss of her Mother." Page 3, Bulwark Ridge Road Maintenance, section on new secretary and Big Thompson Association deposit be moved to a new subsection. Page 2, under Bulwark Ridge "Association" add following in the year 2000 "will be sent" and correct BRA to BROA. Moved by Steve Little and seconded by Marvin Gee that minutes be approved as corrected. Motion carried.

LANDOWNERS COMMENTS: Duke Sumonia asked about submitting motions to be printed in the next Newsletter for the upcoming annual meeting. Bea Behrens asked about removal of a beetle-killed tree on their property. She was advised to contact Paul Howarth. Dennis Bicknell submitted questions about removal of overhead phone cables and if US West had been contacted. The answer was no and that there should be follow-up. He also asked that Kevin Wegman, Lot 23, Filing 2, be contacted about automobiles on his property that have not been moved for over thirty days as per Covenant No. 14.

BOARD MEMBER REMARKS: Marcella Bicknell inquired about a real estate directional sign at the corner of Streamside and Black Creek. Marvin Gee requested that it be made an item under new business.

REPORTS:

Treasurer: William Widmaier reported the total budget assessment for 1999 is \$41,145. As of May 31, 1999 the excess of receipts over disbursements was \$16,077.75. Landowners assessments collected from January 1, 1999 to May 31, 1999 total \$41,287.03. The overage is the result of some monies collected from the previous year. At May 31, 1999 cash balances consist of \$2,224.56 in the checking account and \$97,008.03 in the savings account for a total of \$99,232.59. He stated that the insurance bill has been paid. Summary of Treasurer's report is attached.

Assistant Treasurer: Ken Cooper reported there was one unpaid assessment for 1999. No response had been received from Maurice Ward when she was sent a registered letter with request for payment. A lien is now in the process of being filed against her property. Thomas

Geldes has made his 1999 payment and indicated he would pay the delinquent 1998 assessment by the end of May but payment has not yet been received. A lien was filed in 1998 for that year's assessment. It was suggested that he be given until the July meeting to make this payment. Ken Cooper will send him a reminder by July 1st of the payment due. Ken reported no properties had changed ownership since the March meeting. Memo attached.

Architectural Control Committee: The ACC report is attached.

Environmental Committee: No report.

Steve Little commented on the large number of beetle-killed trees in the area and in The Retreat and landowners should be vigilant in removing them. Victoria McCoy mentioned there was a dead tree on Streamside Drive in the road right-of-way near the Gooch property. The road committee will handle getting it removed and noted power lines nearby.

Roads Committee: Report attached. Steve Little said 33 loads of road base had been put on Elkridge Drive (report corrected) and gravel used in other problem areas where the roads get muddy. They plan to improve and upgrade roads so they are easy to maintain and rocks are covered. The slumping area on Miller Fork Road due to recent heavy rains was discussed and it was decided to repair the cracks with recycled asphalt, curb the road and divert the water. The estimated cost for repairs was \$800 with money to be taken from the contingency fund. Dale Alps will look at the culverts again to see if they need extending. John Barlow discussed the need to build out the steep slopes along Miller Fork Road, possibly using material from the driveway into the Carpenter property, if it became available. Marvin Gee moved that the road committee, in consultation with Dale Alps, proceed with repairs in the slumping areas, paid from the \$16,000 contingency fund, seconded by Gene Pfeif. Motion carried. Marvin Gee asked about the uses for the old truck offered by the GHVFD. Steve Little said it could carry 650 gallons of water in the tank and could be used when spreading road base and watering it down. Marcille Trahan asked about licensing and insurance. Estimated repairs might be from \$500 to \$1,000. It was decided more solid information was needed to act on accepting this truck and justify if needed.

Corresponding Secretary: No report.

Welcoming Committee: No report.

Open Space Committee: No report.

Nominating Committee: Steve Little reported he had contacted Janice Ricker and Joanne Gilbaugh who gave positive responses. His committee will meet shortly to complete the slate of nominees for the Newsletter deadline.

Newsletter: Victoria McCoy requested the items she needs for the June-July newsletter include a letter from Marcille, as president; the slate of nominees with bios and pictures, the proxy form, motions by the board and landowners, if any, and the agenda for the annual meeting. She needs these by June 25th for the Annual Meeting on July 31st.

Book of Board Resolutions: Janice Tate passed out draft copies of the book she and her committee compiled along with a letter from Ernie Conrad dated January 16, 1979 pertaining to actions of the RLA Board members. Janice has purchased notebooks with dividers and the books will include The Book of Resolutions, ACC Guidelines, The Bylaws and the Covenants.

She was commended for the excellent work done on this project. John Barlow suggested the book contain a map of the Retreat. The letter from Ernie Conrad will not be included as it was not an adopted resolution. Highlighted sections were discussed with the following stipulations: page 6, leave motion as it stands but it may be a future potential problem; remove section on page 11; page 20 leave in as a notation; page 24 leave as is; page 25 Registered Agent; handle as new business; and page 32, leave in as is current practice and highlight. Marvin Gee suggested the board go through the document at a future working session to see if future changes need to be made to the resolutions. Janice said some minor additions may be made before the final draft is presented to the board at the annual meeting.

Glen Haven Area Volunteer Fire Department: Marvin Gee reported Dick Boggs, with the GHAFD said they were going to be able to take funds from their operating budget to refurbish the tanker truck.

UNFINISHED BUSINESS:

Bulwark Ridge "Association": Marcille reported on roads in the Bulwark Ridge "Association" and the need for repairs. Rich Gilmore, resident, volunteered to do some road work with his own equipment. Dale Alps suggested hauling up quantities of road base then transport to Bulwark Ridge with smaller equipment. Marcille and Steve will meet with Mr. Gilmore to discuss compensation and work to be done with his equipment.

Covenant Violations: Marvin Gee submitted his report, see attached. Matlocks will be corrected when construction is finished. De la Torre and Geldes tanks have been painted but not covered; reminders to be sent. Inoperative automobiles, in violation of Cov. 14 were discussed and it was decided to ask the Retreat attorney for direction and put on list of unfinished business for the next meeting.

Water Update (Maitlands): Marvin Gee made a motion that the Maitland family transfer two shares of Handy Ditch water shares to the Retreat. Upon such transfer, the Retreat will reimburse the Maitlands \$2,200 for the past twenty years' of assessments. The Retreat will assume payment of all future annual assessments to the Handy Ditch Company and the water certificates will be placed in the name of The Retreat. Seconded by Steve Little. Motion carried. The Retreat attorney will need to draw up a contract for this transaction. Payment can be taken from the contingency fund.

Marcille will find out if any water rights were transferred when Maitlands sold parcels of land in the original Bulwark Ridge Association.

Bylaw Changes: Steve Little questioned Section 3 of Article XII. This section was corrected to read "No owner may waive or otherwise escape liability for the assessments by abandonment of his Lot." Steve Little moved these Recommended Bylaw Amendments be approved as amended and be presented as a unit to the membership at the annual meeting. Seconded by John Barlow. Motion carried. Copy attached.

Carpenter's 37.45 Acres: Marvin Gee presented a motion to be published in the Newsletter and acted upon by the membership at the annual meeting regarding the open space funds which amount to \$53,298 of which \$36,000 is actual collected open space funds. A motion was made by Steve Little and seconded by Marcille Trahan that we create a new "open space reserve fund (37.45 Acres)" of \$17,298. This is money, plus interest, that was originally moved

from the contingency fund. The balance of \$36,000 will remain in the open space fund in an interest bearing account. Motion carried. The motion for the membership to vote upon will read: "Therefore, the Board recommends that the Open Space Fund (37.45 Acres) of \$36,000 remain in an interest bearing account until efforts to acquire all or part of the 37.45 acre parcel have been expended." Motion made by Steve Little and seconded by John Barlow to make this correction to the recommendation. Motion passed. Marvin Gee announced that the Carpenters have been invited to become members of the RLA so they will have legal access to their property via Miller Fork Road. Marcille Trahan said that in a discussion with Mr. Guiducci, Retreat attorney, that if the Carpenters chose not to become members, the Retreat might enter into an agreement with them to use the Retreat roads.

Moved by Steve Little and seconded by Gene Pfeif that the meeting be extended to 12:30 p.m. Motion carried.

Communications with Gooch About ATVs: A letter to Mr. Gooch from Marcille about family members riding ATVs on the Retreat roads and the hazards of such activity along with a letter from Marvin Gee to the Sheriff's Department and the Colorado State Parks North Region were distributed. Copies attached with notes by Marvin Gee on his conversations with these agencies. Riding had been noted on Fisherman's Lane which is a part of Miller Fork Trail. Steve Little and Graham Fowler have repaired signs on Miller Fork Trail and on the park land. Vandalism and heavy shooting have been occurring.

Registered Agent for the Retreat: Needs to be researched and placed on unfinished business at a future meeting.

NEW BUSINESS:

Annual Meeting Preparation: Duke Sumonia submitted six motions to be printed in the Newsletter and acted upon at the annual meeting. John Barlow suggested that future motions be accompanied by a petition; Victoria McCoy suggested they be limited in number. The motions were read and discussed by the board regarding their accuracy, application, and duplication. A motion was made by Steve Little and seconded by Marvin Gee that only the parts of the submitted texts by Mr. Sumonia that are the "motion" be published in the Newsletter, subject to the advice of legal counsel. Motion carried. Motions submitted attached.

Moved by Marvin Gee and seconded by Steve Little that the meeting be extended to 12:45 p.m. Motion carried.

The annual meeting will be held at the Big Thompson Community Building at Drake. Members are to bring a covered dish to share and their own table service. The RLA will provide coffee and beverages. The meal will be served at noon and the business meeting will begin at 1:30 p.m. running until 4:30 p.m. Marvin Gee will arrange for a sound system. Board members are asked to bring fans.

Retreat Sign: Marvin Gee said he would attend to giving the sign a new coat of polyurethane, on the recommendation of Ron Bachali.

Conrad Request for Minutes and Reports: Ernie Conrad Real Estate asked for copies of the board minutes, reports, letters referenced and attachments as he is the agent for landowner John Borek. Costs incurred will be billed to Ernie Conrad Real Estate. Approval was given that

these be made available to him or to anyone acting as a designated agent for a landowner if requested.

U.S. West Cable Follow-Up: Marvin Gee volunteered to follow up on getting cables removed.

Directional Real Estate Signs: Marvin Gee will talk to Coldwell Banker about removing the sign at Blackcreek and Streamside Drive and request that it be removed in the next two weeks.

Landowner Comments: Victoria McCoy requested that the attorney, Mr. Guiducci, be asked to attend the annual meeting. Marcille will call him.

William Widmaier received a bill from the Community Association Institute for a publication. They should be contacted about a refund and the bill handled accordingly with magazine being sent to the RLA president.

The meeting was adjourned by the president at 12:45 p.m.


Recording Secretary

Retreat Landowners Association, Inc.

Summary of Treasurer's Report

June 12, 1999

For the period January 1, 1999 to May 31, 1999, the excess of receipts over disbursements was \$16,077.75. Landowner assessments collected during that period total \$41,287.03. Total budgeted assessments for 1999 is \$41,145.

At May 31, 1999 cash balances consist of \$2,224.56 in the checking account and \$97,008.03 in the savings account for a total of \$99,232.59.

Bill Widmaier

Treasurer

File
- 216

RETREAT LANDOWNERS ASSOCIATION, INC.

**BALANCE SHEET (CASH BASIS)
May 31, 1999**

ASSETS

CASH ON HAND AND IN BANK

Checking	\$2,224.58
Savings	<u>97,008.03</u>
	<u>99,232.59</u>

EQUIPMENT

Old Equipment	7,000.00
Road Grader (purchased 1992)	<u>11,325.00</u>
	18,325.00
Less: Accumulated Depreciation	<u>-17,404.00</u>
	<u>921.00</u>

Total Assets \$100,153.59

LIABILITIES

LIABILITIES

Payroll Taxes Payable	<u>\$0.00</u>
Total Liabilities	<u>0.00</u>

NET ASSETS

100,153.59

Total Liabilities & Net Assets \$100,153.59

Net Assets Consist of:

Unrestricted Funds	\$22,998.88
Contingency Fund	16,000.00
Equipment Fund	4,000.00
Bulwark Ridge Fund	2,936.10
Open Space Fund	53,297.61
Depreciated Cost of Equipment	<u>921.00</u>
	<u>\$100,153.59</u>

RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
January 1, 1999 Through May 31, 1999

	ACTUAL	BUDGET
CASH RECEIPTS:		
Landowners' assessments	\$41,287.03	\$41,145.00
Transfer fees	200.00	500.00
Interest income	1,852.83	3,500.00
Other income including landowner late fees	<u>167.47</u>	<u>0.00</u>
Total Cash Receipts	<u>43,507.33</u>	<u>45,145.00</u>
CASH DISBURSEMENTS:		
Accounting	300.00	350.00
Administration:		
Office supplies	107.35	750.00
Postage	231.82	700.00
Secretarial	20.00	250.00
Long Distance Telephone	147.15	150.00
Travel	55.20	100.00
Miscellaneous	6.00	550.00
Newsletter Postage & Copying	349.83	1,000.00
Membership Directories		350.00
Social Events & Annual Meeting	329.04	450.00
Donations - fire department	10,350.00	10,550.00
Environmental		1,000.00
Insurance	2,950.00	2,850.00
Legal fees	83.83	2,000.00
Membership	25.00	300.00
Snow Removal	2,520.00	5,000.00
Road maintenance		
Payroll, Payroll Taxes & Insurance	634.79	2,500.00
Road Admin. & Certification Training		500.00
Road Base & Supplies	9,138.72	10,000.00
Regrade Roads & Ditches		3,500.00
Equipment Repairs & Maintenance		2,500.00
Equipment Fuel	180.85	<u>1,000.00</u>
Total Cash Disbursements	<u>27,429.58</u>	<u>46,350.00</u>
Excess of Cash Receipts over Cash Disbursements	18,077.75	<u>-\$1,205.00</u>
Cash balances January 1, 1999	<u>83,154.84</u>	
Cash balances May 31, 1999	<u>\$99,232.59</u>	

RETREAT LANDOWNERS ASSOCIATION
STATEMENT OF CHANGES IN FUND BALANCES
January 1, 1995 through May 31, 1999

	NET ASSETS	UNRESTRICT. FUNDS	CONTING. FUND	BLDG FUND	EQUIP. FUND	BLWRK RIDGE FUND	OPEN SPACE FUND	EQUIP.
BALANCES 12/31/94	\$43,720	\$11,223			\$2,000		\$12,172	\$18,325
1995 ACTIVITY:								
OPERATIONS	17,267	17,267						
INTEREST	1,800	941					859	
DEPRECIATION	-14,787							(14,787)
TRANSFERS:								
BUILDING FUND	0	-500		500				
OPEN SPACE	0	-12,000					12,000	
BALANCES 12/31/95	48,000	16,931		500	2,000	0	25,031	3,536
1996 ACTIVITY:								
OPERATIONS	13,757	13,757						
INTEREST	3,580	1,778					1,776	
BULWARK RIDGE	3,262	3,262				26		
DEPRECIATION	-1,011							(1,011)
TRANSFERS:								
OPEN SPACE	0	-12,000					12,000	
BULWARK RIDGE	0	-3,262				3,262		
BALANCES 12/31/96	67,588	20,466		500	2,000	3,288	38,807	2,527
1997 ACTIVITY:								
OPERATIONS	6,835	7,335		-500				
INTEREST	4,212	1,557				164	2,491	
DEPRECIATION	-722							(722)
TRANSFERS:								
EQUIPMENT FUND		-1,000			1,000			
OPEN SPACE	0	-12,000					12,000	
BALANCES 12/31/97	77,913	16,358		0	3,000	3,452	53,298	1,805
1998 ACTIVITY:								
OPERATIONS	2,419	2,419						
INTEREST	4,628	4,479				149		
DEPRECIATION	(516)							(516)
TRANSFERS:								
CONTINGENCY		(16,000)	16,000					
EQUIPMENT FUND		(1,000)			1,000			
BLWRK RIDGE		717				(717)		
BALANCES 12/31/98	\$84,444	\$6,972	\$16,000	\$0	\$4,000	\$2,884	\$53,298	\$1,289
1999 ACTIVITY:								
OPERATIONS	14,225	14,225						
INTEREST	1,853	1,801				52		
DEPRECIATION	(368)							(368)
TRANSFERS:								
CONTINGENCY								
EQUIPMENT FUND								
BLWRK RIDGE								
BALANCES 05/31/99	\$100,153	\$22,996	\$16,000	\$0	\$4,000	\$2,936	\$53,298	\$921

The Bulwark Ridge & Open Space funds have been designated by general membership.

RLA Check Register

3/26/99 Through 5/31/99

6/8/99

RLA-Checking

Page 1

Date	Num	Description	Memo	Category	Clr	Amount
<u>Checking</u>						
3/27/99	3606	Marv Gee	Postage & Copies	--Split--	x	-10.79
3/27/99	3607	AT&T	LD Phone	Administratio...	x	-42.35
3/27/99	3608	Community Chu...	Pot Luck Dinner	Social Events	x	-100.00
3/27/99	3609	John Barlow	Pot Luck Expe...	Social Events	x	-29.04
3/27/99	3610	Marcille Trahan	Mileage to CA...	Administratio...	x	-55.20
3/27/99	3611	Bill Widmaier	Copies for Board	Administratio...	x	-6.56
3/27/99	3612	Big Thompson ...	Deposit for A...	Annual Meeting	x	-200.00
4/2/99	3613	G.H.A.V.F.D.	Contribution	GRAVFD	x	-9,350.00
4/12/99	3614	Ken Cooper	Postage & Sup...	--Split--	x	-46.65
4/12/99	3615	Janice Tate	Notebooks & P...	--Split--	x	-50.06
4/23/99	3616	Smith Trucking	Road Base	Road Base Matl	x	-10,444.66
4/26/99	3617	AT&T	LD Phone	Administratio...	x	-32.65
4/26/99	3618	Vicki McCoy	Postage - New...	NEWSLETTER POST	x	-74.40
4/26/99	3619	Ron Ellis	Snow Plowing	Snow Plowing	x	-990.00
4/30/99	3620	Odstrcil & Mies	CPA Fees	Accounting	x	-300.00
5/4/99	3621	Guiducci & Gu...		Legal Fees	x	-55.83
5/4/99	3622	Jim Boyd	54.25 hrs @ \$12	--Split--	x	-601.20
5/7/99	3623	Hobert Office...	Newsletter Copy	NEWSLETTER COPY	x	-132.78
5/19/99	3624	Ron Ellis	9.5 Hr Snow Plow	Snow Plowing	x	-570.00
5/20/99	3625	Reidman Insur...	Insurance	Insurance	x	-2,950.00
5/26/99	3626	AT&T	LD Phone	Administratio...	x	-32.60
4/29/99		Al Cunningham	Reimb. - Road...	Road Base Matl	x	556.38
5/3/99		Joseph Lavaux	Reimb. Road Base	Road Base Matl	x	193.18
4/26/99		Bank One	Transfr From ...	[MM1 - Unapprop]	x	10,000.00
4/22/99		Landowners	Assessments	--Split--	x	446.68
4/9/99		Landowners	Assessments	--Split--	x	401.68
4/5/99		Bank One	Transfer From...	[MM1 - Unapprop]	x	8,000.00
5/19/99		Gilbaugh	Reimb. - Road...	Road Base Matl	x	556.38
5/19/99		Landowners	Late Fees & Ad	--Split--	x	29.99
4/3/99		Landowners	Assessments	--Split--	x	485.04
5/20/99		Bank One	Transfer	[MM1 - Unapprop]	x	3,000.00
5/22/99		Landowners	Dues	--Split--	x	95.00
3/27/99		C.C.I.A.	Workers Comp ...	Payroll WC Ins	x	50.00
Total Checking						-2,260.44

MEMO

DATE: June 12, 1999
TO: RLA Board of Directors
FROM: Ken Cooper, Assistant Treasurer

1. Membership Update: As of June 3 no properties had changed ownership since the March Board meeting.

2. Payment of 1999 assessments: As of June 3 only one of the five landowners who had made no payments as of the March Board meeting had failed to respond to follow-up letters. Avey, Chiodo and Gonzales paid entire amounts due including late fees. Tom Geldes paid his 1999 assessment and included a note saying he hoped to pay the prior year balance of \$180.00 by the end of May, though such payment was not received through June 3rd.

A Lien on Dr. Maurice Ward's property is in process as no response of any kind has been received from her.

All partial payments (excluding Geldes) had been made by June 3rd.

ARCHITECTURAL CONTROL COMMITTEE
RETREAT LANDOWNERS ASSOCIATION
POST OFFICE BOX 172
GLEN HAVEN CO 80701

JUNE 9, 1999

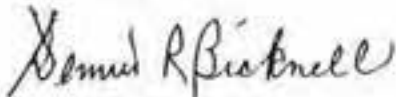
TO: The Retreat Board of Directors

The Architectural Control Committee wishes to report to the Retreat Board on its activities since its last written report of March 26, 1999. At the time of that report, it was indicated that approval would be given for the storage building and cabin enlargement for Al and Annette Matlock, Lot 39, Filing 1, 242 Dunraven Glade Road. This approval has been given.

The ACC has or is in the process of contacting several members concerning activities on their land, and will report on these matters at its next regular report.

The ACC knows of no other planned work or construction at this time.

Submitted,



Dennis R. Bicknell
For The ACC

ACCBDJU9

Roads Committee Report, June 12, 1999

We have been successful in depositing ³³ 34 loads (^{4,10} ~~840~~ tons!!) of recycled asphalt on Elkridge Dr. and some on Black Creek Dr. and Copper Hill Rd. Two loads of gravel were deposited on Bulwark Ridge Rd. as well. This was just before the terrific rains and snows of late April, and we were pleased that the new roadbase survived very well. Six ^{loads} ~~tons~~ of the material were donated by landowners on Copper Hill Road partly to control dust on their road section. One load of recycled asphalt was arranged for a landowner's driveway on Elkridge, but no Retreat equipment was used for that driveway; the owner spread it himself. Grading and rock removal has taken place on Streamside, Black Creek, and Copper Hill Rd.

We plan to deposit a few loads this summer to patch up places on Streamside Dr. and Black Creek. Then, in the fall when we have a better idea of how our budget expenses are going we will initiate another cycle of roadbase. The "curve, slow down" signs and the posts are here, and we will be making an effort to mount them in appropriate places. Grading and ditching on Solitude and Gladeview is also planned for the summer.

The GHVFD has offered us the old truck they now have. It is a 1978? Chevy? That needs some work to be roadworthy (esp. brakes!). It will have a tank mounted on the back w/o a pump. We solicit the advice of the board as to the wisdom of incurring the expense of refitting this truck.

2 1/2 Ton
650 gallon
water tank

The slumping at two corners of Miller Fork road threatens to take a good part of the road on these curves away if it slides off. It will also cover the culverts with a great depth of material. Uncovering the culverts would be very difficult since no equipment can get to the scene. We suggests that emergency funds be allocated to hire outside contractors to extend the present culverts by 10-12 feet and to put some stone on the banks to halt further slumping.

\$500 to \$1,000 to repair

Advice to Board Members: Letter from Ernie Conrad, 1/16/1979

This letter lists nine suggestions for actions and behavior of RLA Board members. (List to come; some may be out of date)

Entire text of Ernie Conrad's January 16, 1979, letter:

Dear Board Member:

I thought I would drop you a note and give you some tips and some of my personal ideas as to the operation of the RLA.

- 1) Handle each objection, question or complaint as expeditiously as possible and consistent with previous, similar situations.
- 2) Send out press releases concerning beetle control, meetings, road maintenance and other positive things that happen in the Retreat. Suggested newspapers are: Estes Park Trail Gazette, Loveland Reporter-Herald, Boulder Daily Camera, Ft. Collins Coloradoan.
- 3) Try and keep the landowners' addresses as current as possible. If you talk to a landowner, ask him if he has been getting the communications. If he hasn't, get his address and send it to Marcella.
- 4) Be aware of landowners who are behind in their dues. If you see them or have occasion to write them, ask them to remit their dues.
- 5) Keep in close contact with your fellow board members and committee chairmen. If you have a question, call one, or if you have an important idea or suggestion, write it down and send copies to the board.
- 6) Subscribe to the Estes Park Trail Gazette and read it. Many things concerning the Retreat appear in the paper.
- 7) Spend some time in the Retreat. Talk to landowners you meet or pass along the road. Introduce yourself to people you see in the Retreat. Find out if they are landowners or, if they are not, what they are doing up there. Be courteous and pleasant, but ask questions. A good one is, "Can I help you find something?"
- 8) Participate in as many Retreat programs as you can, and encourage other landowners to get involved. Remember, you can't do it all yourself.
- 9) Read over all that stuff I handed out and pass it on to the other board members. Read over the minutes from beginning to now. You will see many things discussed over and over again.

If anyone has any questions, give me a call. I will answer them if I can or steer you in the direction to get the answers. Good luck.

Ernie Conrad

Covenant violations, June 12, 1999, per MGee

Exposed propane tanks: all on Dunraven

Matlock *map to Matlock*
De la Torre *no 3 propane tanks*
Geldes " "

"Inoperative automobiles..."

Dunraven

Mallock - 4

Lorenz

Runnels

Avey

Geldes - 2

Tuttle

Miller

Afkire

Jorend

Streamside

Wegman -2

Phillips

Littman, parked on road.

Covenant 14. Private Automobiles

15 vehicles counted.

No inoperative private automobiles, machines, or rubbish shall be placed and remain on any lot for more than thirty (30) days unless stored or parked in a car port.

If operation must be licensed?

RUE

Recommended Bylaw Amendments
The Retreat Landowners Association, Inc.
June 1999

Note: new wording is underlined, current wording is in [parenthesis]

Article III. Meetings of Members, Section 5. Voting

Voting may be by voice, show of hands, ballot or proxy ballot.
[Voting shall be by hand, ballot and proxy.]
A roll call vote may be demanded by a majority vote.
[Ten Members shall have the right to demand a roll call vote.]

Article III. Meetings of Members, Section 7. Meeting Procedures

Every meeting of Members shall be governed by Robert's Rules of Order current edition.
[Every meeting of Members shall be governed by Robert's Rules of Order.]

Article IV. Board of Directors - Selection - Term of Office

At the annual meeting of the Association, the Members shall elect the number of Directors as there are Directors whose terms are expiring at the time of each election for terms of three years. Directors may serve more than one term.
[At the annual meeting of the Association, the Members shall elect two Directors for a term of one year, two Directors for a term of two years, and three Directors for a term of three years, and at each annual meeting thereafter the Members shall elect the same number of Directors as there are Directors whose terms are expiring at the time of each election for terms of three years.]

Article VI. Meetings of Directors, Section 1, Regular Meetings

Regular meetings of the Board of Directors shall be open to all members and shall be held at least quarterly upon written notice consistent with these Bylaws, at such place and hour as may be fixed from time to time by the Board. The Rules established by the Board of Directors shall be observed.

Article VII. Powers and Duties of the Board of Directors, Section 1, Powers

The Board of Directors shall have the power to: (a) Establish rules for Board of Director Meetings.
[(a) through (j) would become (b) through (k).]

Article IX. Officers and Their Duties, Section 3. Term

The Officers of this Association shall be elected annually by the Board and shall hold office for one (1) year unless the Officers shall sooner resign, or shall be removed, or shall otherwise be disqualified to serve. Officers may serve more than one term.

Article XII. Assessments, Section 1. Annual Assessment

Last sentence: The annual assessment limit may be changed only by an affirmative two-thirds of the votes cast at an Annual Membership Meeting.
[The annual assessment limit may be increased only by a minimum 2/3's majority vote of the Membership present at the annual meeting.]

Article XII. Assessments, Section 2. Special Assessments

Special assessments may be levied by an affirmative two-thirds of the votes cast at an Annual Membership Meeting or at a Special Meeting called in accordance with these Bylaws.
[Section 2. Transfer Assessment becomes Section 3]

Article XII. Assessments, Section 3. Transfer Assessments

Last sentence: No Owner may waive or otherwise escape liability for the assessments ^{2r} provided for by non-use of the Common Area ~~or~~ abandonment of his Lot.
[No Owner may waive or otherwise escape liability for the assessments provided for by non-use of the Common Area of abandonment of his Lot.]

Article XIV. Amendments

Subject to other provisions, these Bylaws may be amended at any regular or special Membership Meeting of the Association, provided previous notice has been given and a two-thirds affirmative vote is obtained.
[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.]

Motion for the membership at the annual meeting in July

The Board of Directors of the Retreat Landowners Association, Inc. is engaged in ongoing conversation with Larry and Vi Carpenter, current owners of the 37.45 acre former U. S. Forest Service parcel in the Retreat, and adjacent property owners Bruce Uchitel and John Ventresca.

Therefore, the Board recommends that the Open Space Fund remain at ^{the} ~~the~~ *camp account* interest until efforts to acquire all or part of the 37.45 acre parcel have been expended.

May 27, 1999

Mr. Alan Gooch
PO Box 35
Glen Haven, CO 80532-0035

Dear Mr. Gooch,

It has been brought to our attention that members of your family and/or friends of your family, who are minors, have been operating four-wheel, all terrain vehicles on Retreat roads. We wish to make you aware that the operation of such vehicles on Retreat roads endangers both the driver and all others using the roads. The ATV's become especially hazardous when driven above the posted speed limit, around the inside of curves and at dusk. Because of this potential for harm, not only to your children and their friends but to drivers coming upon them unexpectedly, we request that all operations of these vehicles on Retreat roads cease immediately. Under the advice given by our legal counsel, we have notified the Larimer County Sheriff's Department of this problem.

The State of Colorado designates these machines as off-road vehicles. They are regulated through the state park system. You can get information about the legal operation of these vehicles along with authorized routes and trails by contacting Colorado State Parks, North Region Office, 3842 South Mason, #8, Fort Collins, Colorado 80525. Our roads are not designed nor intended for such recreational usage. Our concern is for the safety of all and we appreciate your cooperation. If you have any questions, please feel free to contact me or any other board member.

Sincerely,

Marcy Trahan, President
Board of Directors
The Retreat Landowners Association

June 5, 1999

Larimer County Sheriff's Department
200 West Oak, Post office box 1190
Fort Collins, Colorado 80522

Colorado State Parks, North Region
3842 South Mason, #8
Fort Collins, Colorado 80525

Dear Officials,

We want your departments to have a record of the following communication. Our Board is greatly concerned about the danger of this activity and the risk which it creates for all concerned.

To: Allan Gooch, family and friends [1438 Streamside Drive, Glen Haven]

From: Board of Directors, Retreat Landowners Association, Inc.

Date: May, 1999

Re: Urgent Request

We ask you to stop the running of four-wheel, all-terrain vehicles on Retreat roads. The operation of such vehicles endangers both the driver and all others using the road. Our roads are not designed nor intended for such recreational use. The ATV's become especially hazardous when driven above the posted speed limit, around the inside of curves, and at dusk.

The State of Colorado designates these machines as off-road vehicles. They are regulated through the state park system. You can get information about the legal operation of these vehicles along with authorized routes and trails by contacting: Colorado State Parks, North Region Office, 3842 South Mason, #8, Fort Collins, Colorado 80525.

Your immediate compliance with this request will be appreciated. Thank you.

6-10 SGT. FRANK BROOKSHER, E.P. SHERIFF'S DEPUTY, 586-4465
CALLED TO ASK ABOUT THE MATTER M. Gee

Reply to: Marvin Gee, vice president; 722 Miller Fork Road, Glen Haven, CO 80532; 970-586-5485

4-10 LARRY BUFFINGTON, PARKS NORTH REGION HAS CALLED TO
INQUIRE. THEIR MISSION IS PRIMARILY TO KEEP THE TRAIL
ENVIRONMENT IS USUALLY ON HIGHWAY SHOULD YOU NEED

FILE

ARCHITECTURAL CONTROL COMMITTEE
RETREAT LANDOWNERS ASSOCIATION
POST OFFICE BOX 172
GLEN HAVEN CO 80701

JUNE 9, 1999

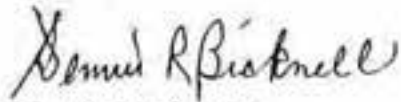
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Submitted,



Dennis R. Bicknell
For The ACC

ACCBDJU9

FILE

MEMO

DATE: June 12, 1999
TO: RLA Board of Directors
FROM: Ken Cooper, Assistant Treasurer

1. Membership Update: As of June 3 no properties had changed ownership since the March Board meeting.

2. Payment of 1999 assessments: As of June 3 only one of the five landowners who had made no payments as of the March Board meeting had failed to respond to follow-up letters. Avey, Chiodo and Gonzales paid entire amounts due including late fees. Tom Geldes paid his 1999 assessment and included a note saying he hoped to pay the prior year balance of \$180.00 by the end of May, though such payment was not received through June 3rd.

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Frank

Roads Committee Report, June 12, 1999

210

10/10/01

We have been successful in depositing 54 loads (840 tons!!) of recycled asphalt on Elkridge Dr. and some on Black Creek Dr. and Copper Hill Rd. Two loads of gravel were deposited on Bulwark Ridge Rd. as well. This was just before the terrific rains and snows of late April, and we were pleased that the new roadbase survived very well. Six tons of the material were donated by landowners on Copper Hill Road partly to control dust on their road section. One load of recycled asphalt was arranged for a landowner's driveway on Elkridge, but no Retreat equipment was used for that driveway; the owner spread it himself. Grading and rock removal has taken place on Streamside, Black Creek, and Copper Hill Rd.

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2/3/01

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FILE
CONFIDENTIAL

RLA BOARD OF DIRECTORS MEETING JULY 31, 1999

THE MEETING WAS HELD AT THE BIG THOMPSON CANYON ASSOCIATION BUILDING
PRECEDING THE ANNUAL MEETING.

Board members present: John Barlow, Marcella Bicknell, Marvin Gee, Gene Pfeif, Steve Little, and Marcille Trahan, President. Others present: Florentine Belz, recording secretary; William Widmaier, treasurer; Ken Cooper, assistant treasurer; Victoria McCoy, newsletter editor; Graham Fowler, Environmental Control; Dennis Bicknell, Architectural Control; Al Cunningham, Roads; Janice Tate, corresponding secretary; and landowner Duke Sumonia.

Marcille Trahan called the meeting to order at 9:35 a.m. She asked for other items that needed to be added to the agenda. Steve Little added under "unfinished business" item F., consideration of a proposal for road maintenance.

APPROVAL OF MINUTES: There were no corrections or additions to the June board minutes. Marvin Gee moved and Gene Pfeif seconded a motion that the minutes be approved. Motion carried.

RATIFICATION OF TELEPHONE VOTES: The Board approved the actions taken without a meeting by telephone vote. Approved were a payment of \$300.00 to our legal counsel, Mr. Ed Guiducci to attend the annual meeting and also to reconsider the Board's previous decision and approve the printing of motion preambles in the Newsletter. It was moved by Marvin Gee and seconded by Gene Pfeif to approve these two actions. Motion carried.

LANDOWNERS COMMENTS: Victoria McCoy suggested that signs ^{be} made for next year's annual meeting that could be held up on a stick showing the landowner's name, lot and filing number. These could be used for voting and to show who was speaking.

BOARD MEMBER REMARKS: Marvin Gee suggested that board member reports contain only information requiring action by the Board at this meeting and save the remainder of the report for the annual meeting in the afternoon.

REPORTS:

Treasurer: William Widmaier reported as of July 31, 1999 cash balances consist of \$2,216.31 in the checking account and \$93,354.52 in the savings account for a total of \$95,570.83. The excess of receipts over disbursements was \$12,415.99. Steve Little said some fuel and other road supplies had not yet been billed by the supplier. Report filed. Copy attached.

Assistant Treasurer: Ken Cooper reported 213 assessments had been received. Mary Howarth paid a double lot charge because of two separate structures on her properties. Thomas Geldes has paid \$100.00 toward his prior year's assessment and intends to pay the balance in August. A lien has been filed against Maurice Ward's property for the unpaid assessment. He reported seven properties have changed ownership during the past year with the \$100.00 transfer fee being collected. He also reported the number of 1999 landowner directories was reduced to 140 this year. Report attached.

Architectural Control Committee: Dennis Bicknell submitted his report. A request from Gary and Wanda Lundeen, Lot 16, Filing 1, 879 Streamside Drive, for a variance to build a garage was discussed. It was moved by Steve Little and seconded by John Barlow this variance be granted. Motion carried. Report is attached.

Environmental Committee: Graham Fowler reported cars had been broken into at the trailheads on Dunraven and Crosier Mountain. He discussed guidelines received by the landowners from the Forest Service regarding cutting and treating beetle killed trees. There appears to be another outbreak of infested trees and a need to approach landowners to treat or remove them to prevent the spread of this infestation and reduce the fire hazard. Marvin Gee suggested this item be put back on the September agenda and that Wendall Amos with the Estes Valley Improvement Association be invited to attend to discuss a plan of action.

Roads Committee: Steve Little reported 69 loads of road base ^{were} spread by Al Cunningham with the grader and he stressed the importance of getting it wetted and packed down immediately for a smooth surface. John Barlow said he had contacted the county road department and was told the county is going to pave County Rd. 43 to the bridge on Dunraven and a few feet beyond. This should eliminate some of the pot hole problems there. The county has no other plans for Dunraven other than dust control and grading as they are doing now. He stated there could be some cooperation between the Retreat and the county in the future if the Retreat board would contribute some funds toward this road. It would help us move up on the priority list for road repairs if a traffic count was taken. John said we also need to prepare for winter and get rocks covered so as not to interfere with snow plowing. Graham Fowler asked about doing the culvert extensions with rocks. Steve Little said they decided to use road base as it waterproofs the area of slumping and he also reported rotting logs causing problems on steep banks. John Barlow mentioned the possibility, if a driveway is put into the 40 acres, of getting material there. Report attached.

Corresponding Secretary: Janice Tate reported she had received 39 proxies for the annual meeting.

Welcoming Committee: No report.

Nominating Committee: Steve Little reported they have a slate of candidates for the board vacancies. They are Marvin Gee, Joanne Gilbaugh and John Manchester.

Newsletter: Victoria McCoy asked about giving copies of the Newsletter to the Glen Haven reporter for the Trail Gazette. Marvin Gee suggested we discontinue this practice.

Book of Board Resolutions: Janice Tate reported the books had been completed for distribution to board members. She and her committee were thanked for a job well done.

Glen Haven Area Volunteer Fire Department: No report.

UNFINISHED BUSINESS:

Bulwark Ridge "Association": Marcille Trahan presented a letter and information she has sent to Bulwark Ridge Owners Association members regarding assessment notices they will receive in December, 1999 for the year 2000. These include the additional landowners that were discovered to be a part of the BROA. These assessments are for the maintenance and

upkeep of the road systems in both BROA and the Retreat. Marcy also suggested some clarification may be needed on water rights when these properties were sold by Maitlands.

Covenant Violations: Marvin Gee suggested there may be some, notably inoperative cars. He moved that we ask our legal counsel to define for us the meaning of Covenant No. 14, private automobiles, and how we go about enforcing it. Motion seconded by Steve Little. No discussion. Motion carried.

Water Update (Maitland): Marvin Gee read a letter from Tom Maitland regarding the transfer of two shares of Handy Ditch Company water to the Retreat Landowners Association. Copy attached. Maitlands are in agreement with the Board's request and will comply.

Reconsideration of Real Estate Signs: Marcille referred to a letter she received from Ernie Conrad Real Estate regarding the Board's decision on directional signs. She mentioned the public right-of-way along the Retreat roads and if the county allows such signs or if we can restrict posting signs along these roads. Marcella Bicknell referred to other ways to sell properties without posting directional signs and efforts to reduce clutter. Steve Little discussed whether Realtors have a right to post such signs on roads with public access. Marvin Gee stated he feels we have a right to have a regulation within the Retreat on directional real estate signs. It was decided to table this matter until the September meeting and check with the county on their regulations regarding such signs. John Barlow will follow up on this matter.

U.S. West Abandoned Wires: Marvin Gee reported he had made no progress with U.S. West and the assumption is that all overhead telephone lines are dead and they should be removed since all service is now underground.

Fire Department Truck: It was decided to defer the matter of a gift of a water truck from the GHAVFD to the September meeting. The road committee will investigate further any costs there may be to the Retreat.

Consideration of Road Proposal: Steve Little discussed the condition of the roads and the work being done, ditching, removing rocks, and putting down recycled asphalt which cuts down on dust. The policy has been to put down road base where roads are in bad shape, where people live and where there is a lot of use. He proposed taking money from the unrestricted funds to speed up the maintenance and repair and to pay for more road base. He moved and Marvin Gee seconded a motion that the Board consider taking \$15,000 from the unrestricted funds for continued road maintenance and improvements this fall and following spring. John Barlow pointed out there are other needs, culvert work, possible equipment breakdowns and emergencies to consider before allocating this amount for just road base. Areas needing work are Cooper Hill, Bulwark Ridge and the culvert on Black Creek. John suggested road maintenance be done on a rotation basis. Marcille asked about the uses for the unrestricted funds. Bill Widmaier, treasurer, pointed out that the unrestricted funds are budgeted funds and actually do not exist. These monies are allocated for other budgeted items. The balance in this year's road budget would take care of removing rocks and some winter snow plowing.

It was moved by John Barlow and seconded by Gene Pfeif that the meeting be extended to 11:50 a.m. Motion carried.

Road Proposal continued: Discussion followed that the contingency fund be used only for dire emergencies and clarification of the unrestricted funds was made for the Board. Marcella

Bicknell suggested that a long-range plan for road maintenance be developed and that the budget include a portion of this plan each year. It would help future boards and road committees to have a plan to follow each year, allowing for immediate repairs that may come up. John Barlow pointed out the road committee had made choices about repairs within the budget, and accomplished a lot. Marvin Gee suggested there was still money in the budget for some recycled asphalt, trouble spots with rocks and the culvert on Miller Fork Road. There was also money for snow removal. Steve Little withdrew his motion. Marcille suggested an over-all plan be considered for next year and budgeted accordingly. Road committee report attached.


NEW BUSINESS:

Annual Meeting Preparation: Completed.

Landowner Comments: Graham Fowler inquired about the new residence on Copper Hill Road and if construction debris would be removed soon. Duke Sumonia inquired whether the assessment for the GHAVFD was a donation and tax deductible as part of the annual Landowners dues. No definite reply was given. He also asked if Landowner Comments could be scheduled at the beginning of the meeting.

A motion to adjourn was made by Marvin Gee, seconded by Marcella Bicknell. Motion carried. Meeting was adjourned at 12 noon.

The next meeting of the new Board will be held September 11th at 9:30 a.m. at the residence of Marvin Gee at 722 Miller Fork Road.


Recording Secretary

OK
Board
9-11-99

Retreat Landowners Association, Inc.

Summary of Treasurer's Report

July 31, 1999

For the period January 1, 1999 to July 31, 1999, the excess of receipts over disbursements was \$12,415.99. Total Disbursements include \$1,600 for road fill repairs on Miller Fork Road in June to be charged against the Contingency Fund. Landowner assessments collected during that period total \$41,587.23. Total budgeted assessments for 1999 is \$41,145.

At July 31, 1999 cash balances consist of \$2,216.31 in the checking account and \$93,354.52 in the savings account for a total of \$95,570.83.

Bill Widmaier

Treasurer

FILE

RETREAT LANDOWNERS ASSOCIATION, INC.
BALANCE SHEET (CASH BASIS)
 July 31, 1999

ASSETS

CASH

Checking	\$2,216.31
Savings	<u>93,354.52</u>
	<u>95,570.83</u>

EQUIPMENT

Old Equipment	7,000.00
Road Grader (purchased 1992)	<u>11,325.00</u>
	18,325.00
Less: Accumulated Depreciation	<u>-17,404.00</u>
	<u>921.00</u>

Total Assets	<u>\$96,491.83</u>
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LIABILITIES

LIABILITIES

Payroll Taxes Payable	<u>\$0.00</u>
Total Liabilities	<u>0.00</u>

NET ASSETS

	<u>96,491.83</u>
Total Liabilities & Net Assets	<u>\$96,491.83</u>

Net Assets Consist of:

Unrestricted Funds	\$16,926.53
Contingency Fund	17,400.00
Equipment Fund	5,000.00
Bulwark Ridge Fund	2,946.69
Open Space Fund	<u>53,297.61</u>
	<u>95,570.83</u>
Depreciated Cost of Equipment	<u>921.00</u>
<i>Total Cash</i>	<u>95,570.83</u>
<i>Total Net Assets</i>	<u>\$96,491.83</u>

RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES

January 1, 1999 Through July 31, 1999

	ACTUAL	BUDGET
CASH RECEIPTS:		
Landowners' assessments	\$41,587.23	\$41,145.00
Transfer fees	400.00	500.00
Interest income	2,199.32	3,500.00
Other income including landowner late fees	<u>176.23</u>	<u>0.00</u>
Total Cash Receipts	<u>44,362.78</u>	<u>45,145.00</u>
 CASH DISBURSEMENTS:		
Accounting	300.00	350.00
Administration:		
Office supplies	370.41	750.00
Postage	249.97	700.00
Secretarial	60.00	250.00
Long Distance Telephone	235.71	150.00
Travel	55.20	100.00
Miscellaneous	56.38	550.00
Newsletter Postage & Copying	502.25	1,000.00
Membership Directories	185.55	350.00
Social Events & Annual Meeting	329.04	450.00
Donations - fire department	10,550.00	10,550.00
Environmental		1,000.00
Insurance	2,950.00	2,850.00
Legal fees	621.66	2,000.00
Membership	255.00	300.00
Snow Removal	2,520.00	5,000.00
Road maintenance		
Payroll, Payroll Taxes & Insurance	785.79	2,500.00
Road Admin. & Certification Training		500.00
Road Base & Supplies	10,138.98	10,000.00
Road Fill (Reimbursed from Conting. Fund)	1,600.00	
Regrade Roads & Ditches		3,500.00
Equipment Repairs & Maintenance		2,500.00
Equipment Fuel	<u>180.85</u>	<u>1,000.00</u>
Total Cash Disbursements	<u>31,946.79</u>	<u>46,350.00</u>
Excess of Cash Receipts over Cash Disbursements	<u>12,415.99</u>	<u>-\$1,205.00</u>
 Cash balances January 1, 1999	 <u>83,154.84</u>	
Cash balances July 31, 1999	<u>\$95,570.83</u>	

MEMO

DATE: July 31, 1999
TO: RLA Board of Directors
FROM: Ken Cooper, Assistant Treasurer

1. Membership Update: As of July 15 two properties had changed ownership since the June Board meeting. The Resurrection Fellowship Church (in Loveland) purchased 1:9 from Angell. Also, Chris and Linda Bieker purchased 1:10 from Angell. As a result of the two lots previously held by one landowner being sold to two different landowners, our total members for assessment purposes has increased from 212 to 213 (including the double structure, double lot charge for Howarth).
2. A partial payment of \$100 was received 7/14/99 from Tom Geldes for prior year unpaid assessments with a note attached saying that the balance would be paid in August. Excluding late fees, attorney costs, lien filings etc, the amount outstanding is currently \$80.00.
3. The lien on Dr. Maurice Ward has been filed with Larimer County.
4. The 1999 Directories were printed locally at Mountain Printery rather than at Budget Printing in Lakewood where they were printed for 1997 and 1998. This year's Directories cost \$185.55 for 140 Directories or \$1.33 per copy. Last year we had 200 printed at a cost of \$339.73 or \$1.70 per copy. There have been numerous unused Directories the last two years, so we slashed the number. We may pay a premium if we need another dozen printed later, but would still be ahead costwise.

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

July 25, 1999

TO: Retreat Board of Directors

The Architectural Control Committee wishes to report to the RLA Board of Directors on activities since the last written report of June 9, 1999. Since that time, an application was received from John Craig, Lot 59, Filing 2, 741 Copper Hill Road for a garage and covered boat storage. In addition, Mr. Craig requested authorization to build a deck onto the existing cabin. The requests were approved.

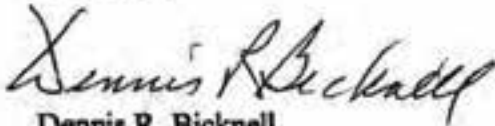
A request for a variance was submitted by Gary and Wanda Lundeen, Lot 16, Filing 1, 879 Streamside Drive to build a garage with an approximate 6 (six) foot setback to the property line between Lot 15 belonging to Ron and Janice Tate and Lot 16. Details of this were submitted to the RLA Board and the Tates under separate cover. The ACC has reviewed this application and recommends the variance be granted as requested.

An application for driveway improvements has been received from Kevin Geisler, Lot 9 Filing 4. Approval should be made in the near future.

An application has been received for reinstalling the horse fence/corral by Bob Smallwood, Lot 2, Filing 3, 43 Gladeview Court. The board may remember this parcel was previously owned by Mark and Dorris Hall who removed some of the corral at the time of sale. Approval has been given to the reinstallation.

Work is underway at the Whyards, Lot 60, Filing 2 and at Stewarts, Lot 49, Filing 1, 90 Solitude Court. It is anticipated that several garage applications will be filed in the near future, and probably one dwelling application.

Submitted,



Dennis R. Bicknell
For The ACC
accbdjy9

Report of the Roads Committee, July 31, 1999

We have dropped and spread 69 loads (about 1000 tons or 2 million pounds!) of recycled asphalt and gravel on Retreat roads this spring and summer. The major recipients were ElkrIDGE Dr. and Miller Fork road. 8 loads were spread on the 3 slumping areas on Miller Fork, and 6 loads were donated by private landowners. Our roadbase budget is exhausted for this year. Al and I have made a detailed proposal to continue an active program of road renewal by spreading 100 loads of recycle in the fall. This proposal is for funding from the board with money from the unrestricted fund. We have graded some stretches of most roads where desperately needed and have corrected the ditching in areas where drainage was clogged and was eroding the roads. There is much more to be done!

This fall we plan to distribute the roadbase that we hope will be approved by the board. You must realize that several days of preparation must be done to clear the ditches and prepare the surface for the deposition of the roadbase in each major area we have indicated on the map. It is much better if the new roadbase be wet right after application so it will consolidate into a smooth mass. We also ask the board to approve the gift of the truck from the Glen Haven VFD so it can be outfitted with a pump and spreader to facilitate this process.

Thomas McC. Maitland
Maitland Ranches
250 E. Morning Sun Court
Tucson, AZ 85704

July 26, 1999

Mr. Marvin Gee
RLA Board of Directors
722 Miller Fork Road
Glen Haven, CO 80532

Dear Marv:

This letter will confirm my agreement with the Retreat Landowners Association (RLA) concerning the transfer of 2 shares of the Handy Ditch Company to RLA.

1. Upon the transfer of water certificates equaling 2 shares of handy Ditch Company from the Estate of Ruth V. Maitland to RLA, RLA shall pay to the Estate of Ruth V. Maitland the amount of \$2,200.00, representing past annual assessments paid by us on these certificates.
2. RLA will pay for the cost of transferring the shares to RLA.
3. RLA will be responsible for paying all future annual assessments, including the assessment for 1999, on these shares.
4. RLA will enter into an agreement with us in order to protect the well permits, on the property which my family continues to own, that are covered in the water augmentation plan.

Please let me know if you have any questions. I can be reached either by e-mail, or you can call me at either my office (520) 219-9000 or at home (520) 575-6562.

Sincerely,

Tom

Thomas McC. Maitland

July 20, 1999

«First Names» «Last name»
«Address»
«City & State & Zip»

Dear «First Names» «Last name»,

As a result of title and land searches, it has been determined that you own the following parcel(s) of land in the Bulwark Ridge Landowners Association (BROA), located near Glen Haven, Colorado: «Parcel # 1», «Parcel # 2», «Parcel # 3». These lands are covered by protective covenants and road usage agreements with the Retreat Landowners Association (RLA). If you do not believe that such documents were included with your original title, please check them and contact me at the address below.

Until three years ago, it was believed that the BROA only consisted of six properties located at the end of Miller Fork Road behind the Retreat properties. At that time, a merger was sought between the two landowner associations and it was discovered that additional properties belonged to BROA. Additional protective covenants apply to those six properties but not to yours. However, the road covenants (May, 1978) and the road usage agreement with the Retreat (August 1978) do apply to your property or properties. These documents provide for the assessment of fees for the maintenance and upkeep of the road systems in both BROA and the Retreat. As a result of the agreement with RLA, you are also a full member of that organization and subject to their assessments as well as that of BROA.

This letter is to notify you that beginning with the year 2000, you will be receiving assessment notices from the Retreat. At this point in time, no additional assessments are being made from BROA, but may in the future. The RLA does apply property liens for delinquent assessments. For your information, the current 1999 assessment is \$195.00. This includes a \$50.00 contribution to the Glen Haven Volunteer Fire Department. The 2000 assessment notice will be mailed in December. You will be added to the mailing lists and receive the RLA newsletter to update you regarding activities in the Retreat. Attached is a list of the Bulwark Ridge Owners Association.

You are also invited to attend the annual meeting of the RLA which is being held Saturday, July 31, 1999 at the Big Thompson Community Building in Drake, CO from 1:30-4:30. There is a membership potluck from 12:00-1:30 preceding the meeting. We hope that you will be able to join us.

I am aware that you will probably have numerous questions regarding this letter. This is a very complex issue and is impossible to cover completely in a brief letter. Please feel free to contact me. My home phone is 970-330-6396.

Sincerely,

Marcy Trahan
President, Retreat Landowners Association
Secretary/Treasurer, Bulwark Ridge Owners Association

Home Address: 1817 42nd Ave.
Greeley, CO 80634
(970) 330-6396

List of Bulwark Ridge Property Owners

OWNERS

PROPERTIES

Wayne G. and Sarah A. Dutton
7010 Weld County Road 1
Longmont, CO 80504

Parcel # 2623100002

Escape Properties, LTD
John and Kathy Howard
1729 Jasmine St
Denver, CO 80220-1538

Parcel # 2616000031

Dwayne E. and Georgia J. Ballard
119 White Pine Dr.
Landsdale, PA 19446

Parcel # 2626100038

Matthew Arthur Baer
2619 Antelope Rd
Fort Collins, CO 80525

Parcel # 2624300003

Parcel # 2625200033

Donald S. and Carole T. Cheley
P.O. Box 6525
Denver, CO 80206

Parcel # 2615000013

Parcel # 2622200001

Parcel # 2616000014

Ruth V. Maitland
Mountain Home Ranch
Drake, CO 80515

Parcel # 2609000011

Parcel # 2610000012

The Original Six Properties

Rebecca C. Lucas
4836 Overton Woods Dr.
Fort Worth, TX 76109

Parcel # 2615400011

Lucas 2nd Family Limited Partnership
4836 Overton Woods Dr.
Fort Worth, TX 76109

Parcel # 2615400010

Kirby and Victoria Taylor
201 Princess Dr.
Ashland, KY 41101-2189

Parcel # 2615000007

Jeffrey Heins
160 Anya Rd
Corrales, NM 87048

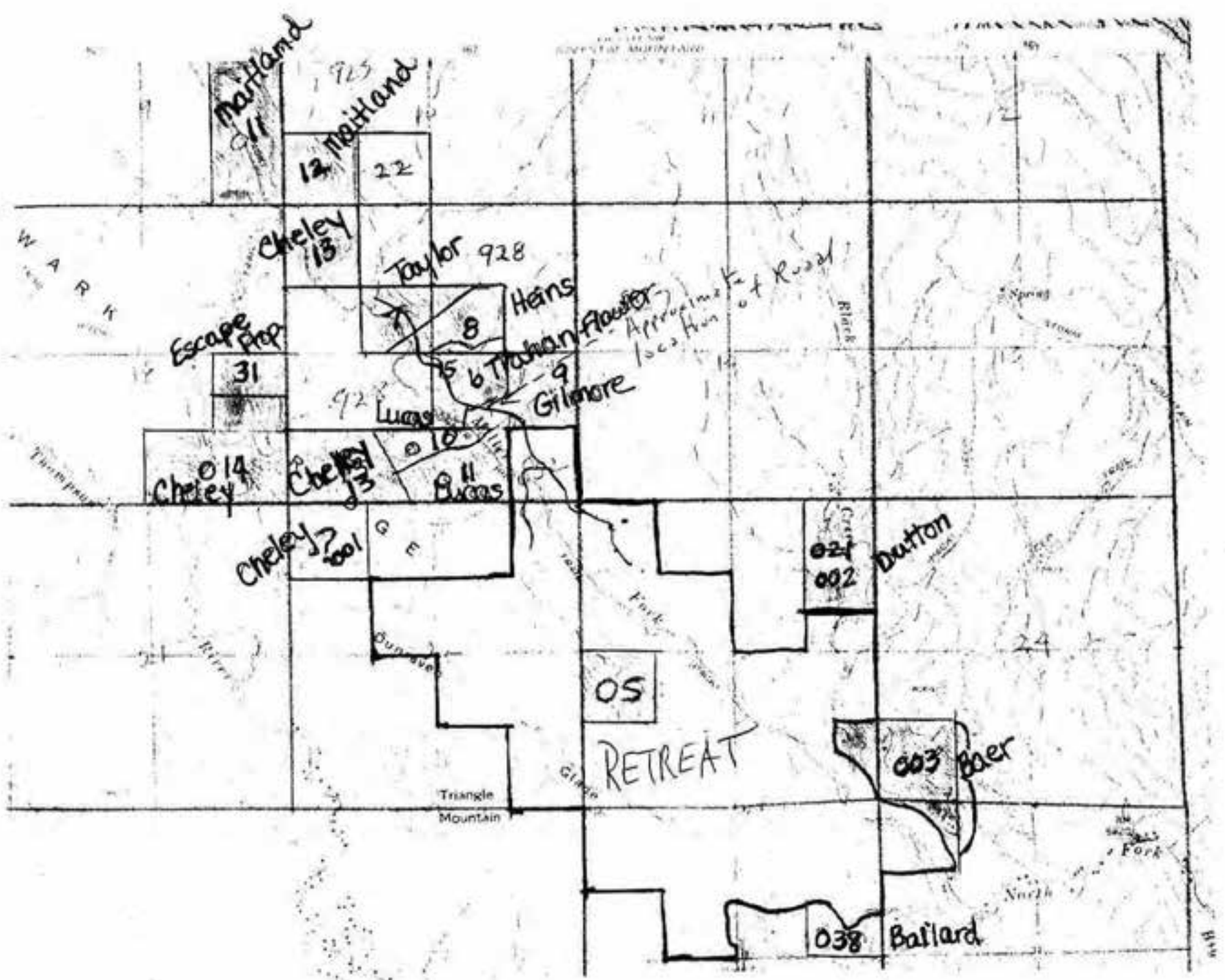
Parcel # 2615000008

Richard and Marcy Trahan/Tom and Cass Flower
1817 42nd Ave.
Greeley, CO 80634

Parcel # 2615400006

Richard and Martha Gilmore
PO Box 51
Drake, CO 80515-0051

Parcel # 2615000009



11 Northland

12 Northland

13 Cheley

Taylor 928

8 Heins

9 Gilmore

10 Lucas

11 Lucas

14 Cheley

15 Cheley

16 Cheley

17 Cheley

18 Cheley

19 Cheley

20 Cheley

Escape Prop

31

Approximate location of Road

021
002

Dutton

05

RETREAT

003 Baer

038 Ballard

W A R K

Triangle Mountain

North

Fork

RLA BOARD OF DIRECTORS MEETING SEPTEMBER 11, 1999

THE MEETING WAS HELD AT THE GEE RESIDENCE.

Board members present: Dale Alps, John Barlow, Marvin Gee, Steve Little, Gene Pfeif, and Marcille Trahan. Also present was landowner Graham Fowler.

Marcille Trahan called the meeting to order. She announced that Jennifer Langen from the Colorado State Forest Service would be attending the meeting to talk about pine beetles and would make her presentation when she arrives. The agenda for the meeting was approved with the following additions: under new business item b. Resurrection Fellowship, and item c. Carpenter report. By consensus the agenda was approved.

ELECTION OF OFFICERS: It was moved by Steve Little and seconded by John Barlow that Marcille Trahan continue as president of the Board. Motion carried. She accepted and received an expression of gratitude from the Board for a job well done this past year. Marvin Gee was nominated by John Barlow to continue as vice-president, seconded by Dale Alps, motion carried. Marvin accepted the position. The vacancy of the office of secretary was discussed. John Barlow nominated new Board member Joanne Gilbaugh for this office, seconded by Steve Little. Motion carried. Steve Little nominated Bill Widmaier to continue as treasurer, seconded by Gene Pfeif. Motion carried. Joanne Gilbaugh and Bill Widmaier were both absent from the meeting.

PINE BEETLE REPORT: Jennifer Langen was introduced by Graham Fowler to discuss the pine beetle infestation that has re-occurred in the Retreat. She asked what had been done in the past and referred to packets of material that was sent to landowners this year. The Board agreed to provide her with a copy of the Retreat Directory for future mailings. Discussion followed on the various methods of control and treatment based on the State Forest recommendations. John Barlow reported on the past program of marking trees in the winter and removing them with the permission of the landowners. She recommended maintaining a healthy forest by early spraying or removing infested and dead trees. Beetles only fly about a mile from their host tree. She also mentioned dwarf mistletoe is more of a threat to our forests but it can be controlled by pruning so the spores don't explode to infest nearby trees. The State Forest has done aerial surveys to locate pockets of beetle infestation in the area. Information will be included in the next Newsletter. The County Forester has the authority to condemn infested trees and have them removed at the expense of the landowner. She suggested a committee be formed and instructed on how to inspect and locate infested trees in the winter and that those trees be treated in the appropriate way. She was invited to attend the winter potluck to present a program and slide show on the beetle problem.

APPROVAL OF MINUTES: Minutes of the July 31st meeting were read and approved as corrected. Corrected were "by made" to "be made" in para. 5, and "Cooper Hill" to "Copper Hill" on page 3 para. 7. Minutes of the Annual meeting were reviewed and corrected. John Barlow moved that the minutes be accepted as corrected; seconded by Gene Pfeif. Motion carried. Marvin Gee offered to scan the minutes of the Annual meeting on his computer and correct and format them for publication in the September Newsletter. Copy attached.

LANDOWNER COMMENTS: Graham Fowler asked for some assistance from the Board with the problem of a barking dog in their neighborhood that continues to be an annoyance. Graham also discussed the Annual meeting and the fact that there was barely a quorum this year. Many landowners stay away because of the deterioration of the meetings and their frustration over superfluous motions that do not serve the entire membership and make the meetings unnecessarily long.

REPORTS:

Treasurer: No report available. Steve Little had several questions about reimbursements to the road budget and about unrestricted funds.

Assistant Treasurer: Three properties have changed ownership since the last Board meeting. John and Lenore Klausner purchased Lot 40, Filing 1; Kent and Patricia Mills purchased Lot 57, Filing 2; and Wayne Groome and Sharon Snyder purchased Lots 13 and 14, Filing 4. No partial payment has been received from Mr. Geldes for his delinquent assessment. A check for \$195.00 was received from Don Cheley. It was a volunteer payment for a future assessment of BROA members. There was discussion how it should be handled. Marcille will write to them acknowledging the payment. Report attached.

Architectural Control Committee: Report attached.

Environmental Committee: Steve Little reported that road base had been placed where Elkridge comes off of Dunraven Glade Road, on Miller Fork Road, and on Copper Hill Road for a total of 41 loads of road base. The sum of \$8,900 was spent because of the increased cost from the source and for trucking distance. He moved that up to \$4,500 be allowed to be spent on road base and operations for the south facing part of Bulwark Ridge Road provided funds are available. John Barlow seconded. Dale Alps felt that this money should be held back for snow removal and other emergencies. Motion passed, three in favor, two against. It was the consensus of the Board that Steve Little and John Barlow meet with Treasurer Bill Widmaier to clarify if these funds are available. Marcille Trahan asked about work planned for BROA roads. John Barlow will get volunteers to assist Rich Gilmore on these.

Marvin Gee moved that the meeting be extended until 12 noon, and only those items under new business be addressed. Motion agreed to by consensus of the Board. Dale Alps moved that all unfinished business be tabled until the November meeting. Seconded by John Barlow. Motion carried.

NEW BUSINESS:

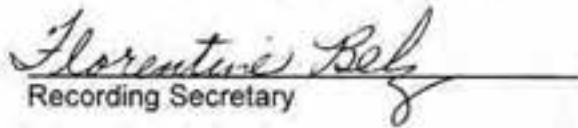
Board Meeting Schedule: The Board meeting schedule was set for the coming year for the following dates and places: November 20, 1999 at the Gilbaugh residence; January 22, 2000 at the Little residence; March 25, 2000 at the Barlow residence; and May 20, 2000 at the Pfeif residence. All meetings begin at 9:30 a.m. The Annual meeting will be held July 29, 2000 at the Big Thompson Canyon Association Building. The annual budget work shop was set for October 23rd at Bill Widmaiers in Greeley at 3:00 p.m. followed by a potluck.

Carpenter Committee Report: Marvin Gee moved that John Barlow and Dennis Bicknell be appointed to represent the RLA in conversations and negotiations with the Carpenters and

adjacent landowners regarding access to the forty acres. Seconded by Gene Pfeif. Motion carried.

RESURRECTION FELLOWSHIP: Marvin Gee discussed the possible intended use of Lot 9, Filing 1, purchased by Resurrection Fellowship Church as it relates to the FO Forestry zoning of the Retreat. It was suggested a member of our welcoming committee broach this subject when calling upon the new owners.

The meeting was adjourned by the president at noon.


Recording Secretary

File

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

September 9, 1999

TO: Retreat Board of Directors
FROM: Architectural Control Committee

The Architectural Control Committee wishes to advise the RLA Board of its activities since the last written report of July 25, 1999. At the Board meeting of July 31, 1999 the board granted a variance to the Lundeens for a garage to be located less than the required setback distance. A similar variance has been granted by Larimer County.

The application of Kevin Geisler, Lot 9, Filing 4 for a driveway was accepted.

The application of Bob Smallwood, Lot 2, Filing 3, to re-install the horse corral was accepted.

Al & Mary Gooch, Lot 43, Filing 2, 1438 Streamside Drive, submitted an application to build a two car garage near their existing home. Approval has been given.

Dale Ninneman, Lot 12, Filing 1, 1089 Streamside Drive, submitted an application for a storage shed. Approval has been given.

Ed & Diane Phillips, Lot 27, Filing 1, 393 Streamside Drive, have been contacted this week concerning a structure being constructed apparently on their land. A letter to them is attached.

Additional contact has been made with Resurrection Fellowship, the new owners of Lot 9, Filing 1, but no submissions have been received.

Submitted,



Dennis R. Bicknell
For The ACC

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

September 6, 1999

Edward & Diane Phillips
Post Office Box 4907
Estes Park CO 80517

Dear Retreat friends,

It has been noticed that a structure is under construction either on your Lot 27 Filing 1, 393 Streamside Drive, The Retreat, or possibly on Lot 28, Filing 1. A review of the records of the Architectural Control Committee does not show that an application has been filed in accordance with Protective Covenant Number 2. If this structure is indeed on your lot, please take the time to complete the enclosed Application form and return it at your earliest convenience.

Thank you for your cooperation.

Yours truly,

Dennis R. Bicknell

Encl.
File
cc: Board
ACCL28F1

*Reply rec'd
9/10/99*

MEMO

DATE: September 11, 1999
TO: RLA Board of Directors
FROM: Ken Cooper, Assistant Treasurer

1. Membership Update: As of September 7 three properties had changed ownership since the July Board meeting.

John & Lenore Klausner purchased 1:40 from Olson. (This was reported at the annual meeting when the Klausners came to the meeting, but as it had just closed the day before, 7/30/99, it was not in my report to the Board prior to the annual meeting).

Kent & Patricia Mills purchased 2:57 from Scott.

Sharon Snyder and Wayne Groome purchased 4:13 & 14 from Johnson-Fay.

2. No partial payment has been received from Tom Geldes subsequent to the \$100 on 7/14/99 (as shown in my July 31 report to the Board).

3. A prepayment of \$195 for next year's assessment (based on the 1999 amount) has been received from Debora Howlett as she and Larry Boehme will be out of the country for an undetermined period. If the actual assessment for next year is different from this year's, a refund or additional billing will be sent to them when they return.

RLA BOARD OF DIRECTORS MEETING NOVEMBER 20, 1999

THE MEETING WAS HELD AT THE GILBAUGH RESIDENCE

Board members present: John Barlow, Marvin Gee, Joanne Gilbaugh, Gene Pfeif, Steve Little, and president Marcille Trahan. Also present were Ken Cooper, Bill Widmaier, Marcella Bicknell, Janice Tate, Victoria McCoy, Marcia Cooper, Ivan Gilbaugh, Rich Trahan, Florentine Belz and Duke Sumonia.

Marcille Trahan called the meeting to order. She presented the agenda; there were no additions. The agenda was approved.

APPROVAL OF MINUTES: Minutes of the September 11th meeting were approved as corrected. The annual budget workshop meeting was held at the Widmaier cabin in the Retreat, not in Greeley.

LANDOWNERS COMMENTS: Vicki McCoy asked why our attorney, Mr. Guiducci, received payment for attending the Annual meeting when it was understood to be part of his contract to attend one meeting per year without charge. Marcille explained that the RLA is a small part of his practice and he felt he could no longer provide that service but would attend at a reduced fee which was \$300.00. Board members had agreed to honor his request and pay the \$300.00. Vicki asked that this matter be pursued before the next Annual Meeting to clarify his contract with the Board. It was suggested the Board consider finding a local attorney familiar with the area. John Barlow asked that the anniversary date of his contract be determined and then proceed accordingly. Mr. Guiducci is from Denver.

REPORTS:

Treasurer: Bill Widmaier passed out copies for the Board's information of the Retreat's insurance coverage. He reported cash receipts of \$86,333.03 and excess of cash receipts over disbursements of \$2,257.19 as of November 15, 1999. Included in that amount was \$460.00 transferred from the Bulwark Ridge fund for Bulwark Ridge road repairs. Report attached.

Assistant Treasurer: Ken Cooper reported four properties had changed ownership since the September meeting resulting in a total membership of 214 landowners at the present time. The ownership of two properties, Lot 2:31 Knipple because of her death, and Lot 3:32 Nash because of foreclosure, is uncertain. He asked for the Board's direction for billing next year's assessments for these lots. Steve Little suggested the notice for Mrs. Knipple be sent to her last known address and hopefully it will be forwarded to her heirs. A copy of the foreclosure notice on the Nash property will try to be located to determine the bank holding the indebtedness. John Barlow suggested that Mr. Geldes be sent another reminder of his late payment because of his unfortunate circumstances. There has been no response from Maurice Ward on the lien filed against her property, Lot 2:11. Report attached.

Architectural Control Committee: Copies of Dennis Bicknell's report were distributed by Marcella. The trees on the Gooch property have been removed as requested by the County. Dennis assisted. Report attached. Steve Little suggested that he and John Barlow accompany

Dennis on a drive through the Retreat to check for problem driveways that may be draining across the roads causing erosion.

Environmental Committee: No report.

Roads Committee: Steve Little reported that Mr. Gilmore has done some grading on Bulwark Ridge Road smoothing it out but the surface is soft material and needs more work. The culverts need cleaning and Steve will work with Al Cunningham doing that with the backhoe which needed a new battery. Vicki McCoy reported that six new signs had been erected at road curves and a mirror placed on Streamside Drive. John Barlow has more warning signs and posts if needed.

Corresponding Secretary: No report.

Welcoming Committee: No report.

Carpenter Committee: John Barlow reported that he and Dennis Bicknell have met with the Carpenters to work out access to their property but no decisions have been made. John will continue a dialog with them for the benefit of all parties involved.

UNFINISHED BUSINESS:

Bulwark Ridge "Association": Marcille Trahan introduced a letter she had received from Mr. and Mrs. Dwyane Ballard, one of the new landowners included in the Bulwark Ridge Association and part of the Retreat. They requested to be disengaged from these associations since they claim their land does not abut the Retreat. Steve Little suggested the Retreat reply to them that they are still liable for the assessments of the Bulwark Ridge and Retreat Associations until such time as they have legally disengaged themselves from these associations. Marcille Trahan will send a letter of explanation in advance of next year's assessment notices to the eleven landowners explaining the additional assessments. She will give this list of new members to Ken Cooper and he will indicate on the notices the portion for each association.

Covenant Violations: Marvin Gee reported there are still some violations of propane tanks not being screened. It was suggested a notice be placed in the Newsletter regarding inoperative automobiles. John Barlow discussed the violations of Covenant No. 14 as it pertains to inoperative or parked vehicles and will get clarification from the Retreat attorney.

Real Estate Signs: Steve Little discussed real estate signs along County roads. These signs in the right-of-ways are a violation of County code but it is not being enforced by the County as evidenced along County Road 43. The Retreat objects to directional signs within the Retreat on Retreat roads. Steve suggested a letter be sent to offending real estate agents regarding their signs on Retreat roads.

U.S. West Abandoned Wires: Marvin Gee has spoken with a U.S. West area engineer and some progress is being made in removing these wires in the area.

Geldes Assessment: Bill Widmaier will send Mr. Geldes a letter reminding him of the balance still due on his 1998 assessment, lot 3:23.

Winter Potluck: The date for the winter potluck is February 12th at 6:00 p.m. at the Community Church of the Rockies in Estes Park. Notice should be placed in the December Newsletter. Families are to bring one large dish and their own table service. Drinks will be provided. Volunteer chairmen are John Barlow and Marvin Gee, assisted by Irene Little. Members should RSVP to Marvin Gee or the Retreat, P.O. Box 160.

NEW BUSINESS:

2000 Budget: The budget was prepared at the annual budget workshop on October 23 for the year 2000 and was set at \$49,380 based on a membership of 214 landowners. The assessment was set at \$215.00. This is an increase of \$20.00 over the 1999 assessment due in part to an increase in insurance fees and a one-time charge of \$10.00 per landowners for the water shares from the Maitlands. A motion was made by Steve Little and seconded by Marvin Gee that this budget be adopted for the year 2000. Motion carried. Copy attached.

Carpenter Resolution: A resolution was prepared and read by John Barlow stating "The Retreat Landowners Association desires to establish a harmonious relationship with Larry and Vi Carpenter. The Carpenters have become owners of approximately 37.5 acres which is surrounded by The Retreat. The current bylaws of the Retreat Landowners Association do not address the ability of the Carpenters becoming members of the association. The Carpenters are cognizant of this and are desirous of resolving this matter. Accordingly, the following motion is offered: It is moved that the Retreat Landowners Association Board of Directors create an Associate Member class. This membership is to be offered in writing on a yearly basis only to those who are not currently members as defined by the Amended Bylaws of the Retreat Landowners Association, Article II, Section 8. Such Associate members shall pay a minimum yearly assessment based on the amount budgeted for road maintenance and snow removal and such other amounts as are mutually agreed upon. Associate Members shall be furnished a copy of the budget for the ensuring year upon its preparation and acceptance by the Retreat Board of Directors. Associate members shall indicate their agreement or disagreement with the assessment prior to January 1 of the year in question. Associate Members shall have the rights and privileges of the other members with the exception of voting rights." The motion was seconded by Marvin Gee. Discussion followed on the percentage of the landowners assessment that they should be charged based on road maintenance and snow removal. Vicki McCoy questioned if the Board was creating a new category of membership. Marvin Gee offered an amendment that the minimum yearly assessment for 2000 would be \$156.23 as determined by the treasurer as referenced in the resolution for road maintenance and snow removal portion of the budget plus the fire department donation. Seconded by Steve Little. Motion carried. John Barlow and Dennis Bicknell will notify the Carpenters by letter of the assessment amount.

Appoint Officers and Committee Chairs: Marvin Gee moved that Ken Cooper be reappointed to the position of assistant treasurer and that the current incumbents for committee chairman be reappointed to serve another year in their current positions. This excludes the welcoming committee which is now vacant. Seconded by John Barlow. Motion carried.

Discharging of Firearms: Marvin Gee brought up that firearms had recently been discharged close to the Retreat. John Barlow offered to speak to the offending landowner for reasons of safety and disturbance in the area. Marvin Gee moved that John call them to deal with the issue of gun fire. Seconded by Steve Little. Motion passes.

LANDOWNERS COMMENTS:

Steve Little asked if there had been any reply from Maitlands in regard to the water share transfers. Marvin Gee will follow up.

Vicki McCoy suggested sending postcards to local landowners (Colorado residents only) to notify them of any changes in Board meeting dates.

The meeting was adjourned at noon by the president.


Recording Secretary

RETREAT LANDOWNERS ASSOCIATION, INC.
BALANCE SHEET (CASH BASIS)
November 15, 1999

ASSETS

CASH

Checking	\$3,771.01
Savings	<u>81,641.02</u>
	<u>85,412.03</u>

EQUIPMENT

Old Equipment	7,000.00
Road Grader (purchased 1992)	<u>11,325.00</u>
	18,325.00
Less: Accumulated Depreciation	<u>-17,404.00</u>
	<u>921.00</u>

Total Assets	<u>\$86,333.03</u>
--------------	--------------------

LIABILITIES

LIABILITIES

Payroll Taxes Payable	<u>\$0.00</u>
Total Liabilities	<u>0.00</u>

NET ASSETS

	<u>86,333.03</u>
Total Liabilities & Net Assets	<u>\$86,333.03</u>

Net Assets Consist of:

Unrestricted Funds	\$7,182.36
Contingency Fund	17,400.00
Equipment Fund	5,000.00
Bulwark Ridge Fund	2,532.06
Open Space Fund	<u>53,297.61</u>
	<u>85,412.03</u>
Depreciated Cost of Equipment	<u>921.00</u>
	<u>\$86,333.03</u>

Total Cash

Total Net Assets

RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES

January 1, 1999 Through November 15, 1999

	ACTUAL	BUDGET
CASH RECEIPTS:		
Landowners' assessments	\$41,813.55	\$41,145.00
Transfer fees	1,000.00	500.00
Interest income	3,485.82	3,500.00
Other income including landowner late fees	<u>176.23</u>	<u>0.00</u>
Total Cash Receipts	<u>46,475.60</u>	<u>45,145.00</u>
CASH DISBURSEMENTS:		
Accounting	300.00	350.00
Administration:		
Office supplies	498.07	750.00
Postage	415.44	700.00
Secretarial	140.00	250.00
Long Distance Telephone	411.41	150.00
Travel	55.20	100.00
Miscellaneous	316.64	550.00
Newsletter Postage & Copying	983.02	1,000.00
Membership Directories	185.55	350.00
Social Events & Annual Meeting	643.70	450.00
Donations - fire department	10,550.00	10,550.00
Environmental	10.59	1,000.00
Insurance	2,950.00	2,850.00
Legal fees	991.66	2,000.00
Membership	255.00	300.00
Snow Removal	2,520.00	5,000.00
Road maintenance		
Payroll, Payroll Taxes & Insurance	1,238.79	2,500.00
Road Admin. & Certification Training		500.00
Road Base & Supplies	19,090.29	10,000.00
Road Fill (Reimbursed from Conting. Fund)	1,600.00	
Bulwark Ridge (Reimbursed)	460.00	
Regrade Roads & Ditches		3,500.00
Equipment Repairs & Maintenance	164.69	2,500.00
Equipment Fuel	<u>438.36</u>	<u>1,000.00</u>
Total Cash Disbursements	<u>44,218.41</u>	<u>46,350.00</u>
Excess of Cash Receipts over Cash Disbursements	2,257.19	<u>-\$1,205.00</u>
Cash balances January 1, 1999	<u>83,154.84</u>	
Cash balances November 15, 1999	<u>\$85,412.03</u>	

RETREAT LANDOWNERS ASSOCIATION
STATEMENT OF CHANGES IN FUND BALANCES
January 1, 1995 through July 31, 1999

	NET ASSETS	UNRESTRICT. FUNDS	CONTING. FUND	BLDG. FUND	EQUIP. FUND	BLWRK RIDGE FUND	OPEN SPACE FUND	EQUIP.
BALANCES 12/31/94	\$43,720	\$11,223			\$2,000		\$12,172	\$18,325
1995 ACTIVITY:								
OPERATIONS	17,267	17,267						
INTEREST	1,800	941					859	
DEPRECIATION	-14,787							(14,787)
TRANSFERS:								
BUILDING FUND	0	-500		500				
OPEN SPACE	0	-12,000					12,000	
BALANCES 12/31/95	48,000	16,931		500	2,000	0	25,031	3,538
1996 ACTIVITY:								
OPERATIONS	13,757	13,757						
INTEREST	3,580	1,778				26	1,776	
BULWARK RIDGE	3,262	3,262						
DEPRECIATION	-1,011							(1,011)
TRANSFERS:								
OPEN SPACE	0	-12,000					12,000	
BULWARK RIDGE	0	-3,262				3,262		
BALANCES 12/31/96	67,588	20,466		500	2,000	3,288	38,807	2,527
1997 ACTIVITY:								
OPERATIONS	8,835	7,335		-500				
INTEREST	4,212	1,557				164	2,491	
DEPRECIATION	-722							(722)
TRANSFERS:								
EQUIPMENT FUND	0	-1,000			1,000			
OPEN SPACE	0	-12,000					12,000	
BALANCES 12/31/97	77,913	16,358		0	3,000	3,452	53,298	1,805
1998 ACTIVITY:								
OPERATIONS	2,419	2,419						
INTEREST	4,628	4,479				149		
DEPRECIATION	(516)							(516)
TRANSFERS:								
CONTINGENCY	0	(16,000)	16,000					
EQUIPMENT FUND	0	(1,000)			1,000			
BLWRK RIDGE	0	717				(717)		
BALANCES 12/31/98	\$84,444	\$6,972	\$16,000	\$0	\$4,000	\$2,884	\$53,298	\$1,289
1999 ACTIVITY:								
OPERATIONS	-1,229	-1,229						
INTEREST	3,486	3,376				108		
DEPRECIATION	(368)							(368)
TRANSFERS:								
CONTINGENCY	0	-1,400	1,400					
EQUIPMENT FUND	0	-1,000			1,000			
BLWRK RIDGE	0	460				-460		
BALANCES 08/31/99	\$86,333	\$7,181	\$17,400	\$0	\$5,000	\$2,532	\$53,298	\$921

The Bulwark Ridge & Open Space funds have been designated by general membership.

RLA Check Register

7/1/99 Through 11/16/99

11/16/99
RLA-Checking

Page 1

Date	Num	Description	Memo	Category	Clr	Amount
Checking						
7/6/99	3637	Internal Reve...	FICA Tax	--Split--	x	-99.60
7/6/99	3638	Colorado Stat...	Colo U.C. Tax	Payroll:Comp ...	x	-0.65
7/6/99	3639	Smith Trucking	Road Base & Fill	Road Base Matl	x	-2,600.26
7/8/99	3640	New England B...	Envelopes - A...	Administratio...	x	-147.47
7/13/99	3641	Vicki McCoy	Newsletter Po...	NEWSLETTER POST	x	-125.20
7/21/99	3642	Colorado Stat...	Colo U.C. Tax	Payroll:Comp ...	x	-50.75
7/21/99	3643	Guiducci & Gu...	Legal Fees	Legal Fees	x	-171.33
7/26/99	3644	AT&T	LD Phone	Administratio...	x	-60.32
7/26/99	3645	Ken Cooper	Directory & S...	--Split--	x	-208.70
8/1/99	3646	Steve Little	Copies	Administratio...	x	-4.27
8/1/99	3647	Void			x	0.00
8/1/99	3648	Graham Fowler	Copies	Environmental	x	-10.59
8/1/99	3649	Flo Belz	Secretary	Administratio...	x	-40.00
8/1/99	3650	Glen Haven Ge...	Annual Meeting	Annual Meeting	x	-26.75
8/1/99	3651	Flo Belz	Audio Tapes	Administratio...	x	-2.50
8/1/99	3652	Esther Russell	Parliamentarian	Annual Meeting	x	-145.00
8/1/99	3653	Wear Parts & ...	Equipment Rep...	REPAIRS -EQUIP	x	-57.68
8/1/99	3654	First Natl Ba...	Safe Deposit Box	Administratio...	x	-75.00
8/1/99	3655	Bill Widmaier	Copies - Boar...	Administratio...	x	-11.50
8/1/99	3656	Marcille Trahan	Annual Mtg. C...	--Split--	x	-108.43
8/6/99	3657	Marv Gee	Sound Syst. R...	--Split--	x	-102.37
8/6/99	3658	Hobert Office...	Newsletter & ...	--Split--	x	-261.49
8/11/99	3659	Joan Van Horn	Secretary - A...	Annual Meeting	x	-100.00
8/16/99	3660	Odell Petroleum	Fuel	FUEL	x	-257.51
8/25/99	3661	Smith Trucking	Road Base	Road Base Matl	x	-9,965.71
8/25/99	3662	Colorado Mach...	Backhoe Parts	REPAIRS -EQUIP	x	-107.01
8/26/99	3663	AT&T	LD Phone	Administratio...	x	-99.01
8/27/99	3664	Guiducci & Gu...	Legal Fees	Legal Fees	x	-300.00
9/22/99	3665	Dennis Bicknell	Copies	Administratio...	x	-28.04
9/22/99	3666	Marv Gee	Copies	Administratio...	x	-8.61
9/27/99	3667	AT&T	LD Phone	Administratio...	x	-30.31
9/28/99	3668	Vicki McCoy	Supplies & Po...	--Split--	x	-145.92
10/4/99	3669	Pinnacol Insu...	Workers Comp	Payroll WC Ins	x	-453.00
10/7/99	3670	Ken Cooper	Postage & Sup...	--Split--	x	-49.63
10/11/99	3671	Flo Belz	Secretary - S...	Administratio...	x	-40.00
10/15/99	3672	Guiducci & Gu...	Legal Fees	Legal Fees	x	-70.00
10/26/99	3673	AT&T	LD Phone	Administratio...		-46.38
11/5/99	3674	Janice Tate	Postage	Administratio...		-37.07
11/8/99	3675	Hobert Office...	Newsletter & ...	--Split--		-253.90
11/15/99	3676	Richard Gilmore	Repair Bulwar...	Road Maint		-460.00
11/15/99	3677	Marcy Trahan	Postage & Sup...	--Split--		-88.34
9/22/99		Jim Boyd	Reimburse - R...	--Split--	x	394.69
9/15/99		Bank One	Refund Bank Chg	BANK CHARGES	x	4.00
9/24/99		Transamerica ...	Transfer Fee	Transfer Fees	x	100.00
9/7/99		D. Howlett	Prepay 2000 A...	Assessments	x	195.00
9/7/99		Clarke	Reimburse - R...	Road Base Matl	x	420.13
9/7/99		Ken Cooper	Reimburse - R...	--Split--	x	199.58
8/31/99		Service Charge		Administratio...	x	-4.00
10/7/99		Big Thompson ...	Deposit for A...	Annual Meeting	x	100.00
8/25/99		Landowners	Transfer Fees	--Split--	x	300.00
8/25/99		Bank One	From Savings	[MM1 - Unapprop]	x	12,000.00
8/6/99		Bank One	From Savings	[MM1 - Unapprop]	x	500.00
10/30/99		Transnation	Transfer Fees...	--Split--		231.32
8/2/99		Bank One	From Savings	[MM1 - Unapprop]	x	500.00
7/22/99		Landowners	Dues & Transf...	--Split--	x	205.20
7/15/99		Landowners	Dues & Transf...	--Split--	x	200.00
7/8/99		Bank One	Transfer From...	--Split--	x	3,000.00
Total Checking						1,495.62

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

November 16, 1999

TO: Retreat Board of Directors
FROM: Architectural Control Committee

The Architectural Control Committee wishes to advise the RLA Board of its activities since the last written report of September 9, 1999.

Resurrection Fellowship, Lot 9, Filing 1, submitted an application for a driveway and a cabin. The driveway application was reviewed by the Road Committee and their requirements were included in the approval. The cabin application was approved; construction has not commenced. The approval letter contained some observations about water using facilities to be installed and a potential shortfall of water available.

A storage shed application for Ed & Diane Phillips, Lot 27, Filing 1, 393 Streamside Drive, was received and accepted.

A driveway application was received from Pam and Gordon Nuttall, Lot 10 Filing 5, 2387 Miller Fork Road. Approval of the application has been given after review by the ACC. Mr. Nuttall included a map he prepared via computer methods and he would be glad to allow copies to be made. A copy is on the reverse side of this memorandum and the board may consider utilizing it.

Mr. Al Gooch, Lot 43, Filing 2, 1438 Streamside Drive, has advised that the Larimer County Building Department is requiring additional trees to be removed from the site of their new garage. Some are to be removed due to potential fire hazard while others are to be removed prior to fanning construction due to potential wind damage.

Submitted,



Dennis R. Bicknell
For The ACC
ACCB DN9

NOTE: The map did not copy well due to the colors on the original. The original will be passed around.

MEMO

DATE: November 20, 1999
TO: RLA Board of Directors
FROM: Ken Cooper, Assistant Treasurer

1. Membership update: As of November 16, four properties had changed ownership since the September Board Meeting:

- ... Terrance & Lynn Olson purchased 4:28 from Sanders/Reiter
- ... Gordon & Pamela Nuttall purchased 5:10 from Lucas (Lucas still has Bulwark 3 so this increases our membership to 214 including the double structure, double lot charge for Howarth)
- ... Kent & Betty Pohlman purchased 1:71 from Sells
- ... Steven Peterson, Billie Jean Pell and Carol Coleman purchased 4:5 from Chiodo/Farseeker

2. The \$100 partial payment from Tom Geldes promised for August has still not been received.

3. Two properties are somewhat in limbo for billing next year's assessments. Lot 2:31 was owned by Doris Knipple who, according to an obituary seen by Vicki McCoy, passed away in September. Lot 3:32, the Nash property, according to Jan Ricker, has apparently been taken over by a bank (but I don't know what bank) following abandonment of the property after a divorce/separation. I need some direction from the Board as to whom I should address those two assessments.

4. For budgeting purposes it may be unwise to count on 214 paying members plus the 6 new Bulwark members as the Ward property may just sit there until a tax sale is forced by the county, the Geldes situation is up in the air, the Knipple & Nash properties may not be easily collectible, and other than Cheley, the new Bulwark "members" could be a problem.

Newsletter Schedule & Recurring Content

(The schedule changed because of the combined August/September/October newsletter this year)

January/February *(in mail by end of 1st week in February)*

Winter Pot Luck invitation and information

March/April *(in mail by end of 1st week in March)*

Nominations Request
Annual Meeting Location
Winter Pot Luck photos

May/June *(in mail by end of 3rd week in June)*

Summer Pot Luck
Annual Meeting
Candidates' statements & photos
Board Motions
Landowner Motions
Proxy Form
Annual Meeting Agenda

July/August *(in mail by end of 3rd week in August)*

Annual Meeting Minutes

September/October *(in mail by end of 1st week in October)*

November/December *(in mail by end of 1st week in December)*

Annual Assessments
Letter from Board about assessments
Annual Budget
Season's Greetings from the Board

F

**RLA BOARD OF DIRECTORS SPECIAL MEETING
DECEMBER 4, 1999**

THE MEETING WAS HELD AT THE LITTLE RESIDENCE

Board members present: Marcy Trahan, John Barlow, Steve Little, Gene Peiff, Marvin Gee and Joanne Gilbaugh. Also in attendance was Bill Widmaier, Guy McCoy, and Duke Sumonia.

Marcy Trahan called the meeting to order. There were two items on the special agenda.

Rescinding "Associate Member Class."

Because of correspondence received received from a lawyer representing Mr. Guy McCoy and Mr. Ed Guiducci (legal representative for the Board), Marcille Trahan moved the following: Whereas the board's motion of November 20, 1999 to create an "associate member" class to allow the Carpenter's a way to affiliate with the Retreat Landowners Association was well intended, the creation of such a membership category constitutes a bylaw change which can only be authorized by an affirmative two-thirds vote of the membership. Therefore be it moved that the board rescind the motion of November 20, 1999 to establish an Associate Member class. Seconded by Marvin Gee. Motion passed unanimously.

A new motion was made by John Barlow and seconded by Steve Little regarding access over The Retreat roads for the Carpenters. The motion stated: That the Retreat Landowners Association enter into an agreement with Larry and Vi Carpenter. The Carpenters are the owners of 37.45 acres surrounded by the Retreat. The Carpenters may use the roads of the Retreat and the other facilities of the Retreat as they wish. The Carpenters shall pay a minimum yearly amount based on the proportional amount budgeted for road maintenance and snow removal in relation to the total budget and such other amounts as are mutually agreed upon. The Retreat Landowners Association shall furnish to the Carpenters a copy of the budget for the ensuing year upon its preparation and acceptance by the Retreat Board of Directors. The Carpenters shall indicate their agreement or disagreement with the amount prior to January 1 of the ensuing years. This agreement begins with 2000 and is renewable upon the agreement of the Carpenters and the Retreat Board of Directors. Motion passes unanimously. Steve Little wanted the actual amount to be paid by the Carpenters determined before we left for the day.

Revision of 2000 Budget

Marcy Trahan brought up the 2000 budget and presented minutes from the annual meetings of 1997, 1998 and 1999. According to Article XII, Section 1: Annual Assessments of the current bylaws, the annual assessment reverted to a maximum of \$150.00 as of January, 1998. At the annual membership meeting of July, 1998, the membership approved a \$50.00 donation per member to the Glen Haven Fire Department that was to be "in addition" to the annual assessment. Motion made by

Marvin Gee and seconded by John Barlow to accept the wording presented by Marcy regarding the amount due from each member of The Retreat. Passed unanimously. Duke Sumonia presented longitudinal information regarding past budgets to the board. He also commented about previous actions and discussions. Marvin Gee reiterated that the only binding language is what is moved, seconded and approved at official meetings.

There was discussion about leaving the 2000 budget as is and showing a \$3180 deficit, which if it in fact does occur could be covered by the contingency fund or from assessments paid by Bulwark Ridge members, which were not counted in the original estimate of dues to be received. Marvin Gee suggested we remove the Water Assessment of \$2200 owed to the Maitlands as it is unknown when we will actually be presented with that bill, which would leave a deficit of \$980.00. The deficit, if any, could be covered by Bulwark Ridge assessments, transfer fees or the contingency fund. This was put into the form of a motion by Marvin Gee and seconded by Steve Little to remove the Water Assessment amount of \$2200 from the 2000 budget. Passed unanimously. Marvin Gee moved we accept the amended budget as of December 4, 1999. Seconded by John Barlow. Passed unanimously. Marcy will notify Ken Cooper to send out the annual assessment notices to The Retreat members in the amount of \$150.00 plus \$50.00 for the Glen Haven Fire Department.

Marvin Gee stated that Ken Cooper be advised that new owners packets being sent out should include water use update.

As a landowner, John Barlow stated that we were vulnerable regarding snow removal in the event that Ron Ellis experienced equipment breakdown and that we may eventually need to consider purchasing a heavy duty pickup with a blade on the front. Steve Little suggested the name of Don Smith from Loveland as a back-up person in the event Ron Ellis has an equipment failure and cannot do snow plowing. Meeting was adjourned at 11:10 A.M.

Loanne Hillman
Recording Secretary Pro tem

Jan 22, 2000
Date Approved