

RLA BOARD OF DIRECTORS MEETING

January 26, 2002

The meeting was held at the Gilbaugh residence

Board members present Dale Alps, John Barlow, Joanne Gilbaugh, Steve Little and Kent Mills. Also, Florentine Belz, Graham Fowler, Jan Ricker and Bill Widmaier. Landowners present Ernie Conrad, Duke Sumonia and Marcy and Rich Trahan.

The meeting was called to order by president Kent Mills. Joanne Gilbaugh moved the agenda be adopted as amended. Item a. Bulwark Ridge "Association" was moved from Unfinished Business to New Business. Seconded by Dale Alps, motion carried.

Approval of minutes: Dale Alps moved the minutes of the November meeting be approved as corrected. The treasurer's report 6th line was corrected to read Pinnacol insurance rather than Pinnacle Insurance. Seconded by John Barlow, motion carried.

Landowner comments: Flo Belz asked if there were plans to stock the stream with trout this year and if it had been included in the budget. John Barlow replied stocking would depend on stream flow and the availability of disease free fish. This will be discussed at the next Board meeting. Duke Sumonia showed aerial photographs of the Retreat that are now available on a web site.

Board member comments: Kent Mills read a thank you note from the James family. Mrs. James recently passed away; they have a home on Dunraven Glade. The death of landowner Frank Revier was also reported.

REPORTS

Treasurer: Bill Widmaier reported as of December 31, 2001 cash receipts exceeded disbursements by \$4,073. This includes purchase of equipment, Ford Bronco \$3,700. Cash balances at December 31, 2001 consisted of \$1,475 in checking and \$86,470 in savings for a total of \$87,945. Assessments totaling \$9,538 were received, that includes \$600 from an additional Bulwark assessment. As of January 20, 2002, assessments totaling \$20,200 had been collected for 2002. At January 20, 2002 the cash balance of \$105,643 consisted of \$6,173 in checking and \$99,470 in savings. Report is attached. Steve Little questioned the "unrestricted" funds and how the carry-over was reported at the end of the year in the treasurer's report. Graham Fowler stated there was an error in the Newsletter where a negative balance was shown for the 2002 budget. Much discussion followed on the renaming of the unrestricted fund and the contingency fund so they would reflect the amount of money available to pay current operating expenses. Unrestricted funds are partly carry-over and partly budgeted, Steve Little moved that the \$31,184 in the unrestricted fund be transferred to the contingency fund and anything that shows up in the unrestricted fund would be

this year's income. Seconded by Dale Alps. Steve Little stated that "unrestricted" funds have no restrictions on their use. After discussion the motion and second were withdrawn. Bill Widmaier stated there are now three columns of funds which include unrestricted, contingency, and equipment. Steve Little made a new motion that there be two categories of funds. Operating funds that come in during a current fiscal year should be kept in a "current operating fund" and all others, namely the unrestricted fund, the contingency fund and the equipment fund be designated as one fund named "contingency". Seconded by Dale Alps. Motion carried. The current operating fund should show a zero balance at the beginning of the fiscal year.

Assistant Treasurer: John Barlow reported for Marcella Bicknell. For the year 2002, 125 assessments have been collected to date. Landowner units remain at 221. There was one land transfer. Filing 4, lot 9 was sold by Mark and Nancy Lantis to Justin and Kay Edwards. Report is attached.

Marcella also submitted a letter to the Board that she would serve as Assistant Treasurer only until the annual meeting of July 2003 at which time or before a new Assistant Treasurer needs to be found.

Corresponding Secretary: Jan Ricker requested a copy of Board member written reports from the committee chairmen from the bi-monthly meetings as she needs to include them in the packet of minutes sent to Board members and others receiving them. She also has the supply of Retreat stickers that landowners are urged to display in a car window. They are also included in the new member packets. John Barlow reviewed the contents of the new member packets that are sent with a welcoming letter to new landowners from the assistant treasurer. Since there is no longer an official welcoming chairman all landowners are encouraged to extend an informal welcome to new residents and landowners.

Architectural Control Committee: The report was given by John Barlow for Dennis Bicknell. Several applications for new construction are under review. Major construction continues at three sites within the Retreat. Report attached.

Road Committe: John Barlow submitted a written report. Several landowners called about having the roads plowed following the most recent snow. Steve Little asked if a sand barrel could be placed at the rear entrance which becomes icy and slick. John Barlow will check about right-of-way width and possible location. He also stated there were no calls on the kerosene heater for sale. Report attached.

Environmental: No report.

Fire Station Site: John Barlow reported the construction of the new fuel tank apron was deferred until spring. There was no report available from the meeting of the fire station site committee.

Open Space Committee: Steve Little suggested up-dated information concerning Estes Valley Land Trusts be published in the Newsletter for the benefit of Retreat Landowners.

Nominating Committee: Kent Mills reported the committee met in January. There are two vacancies to be filled; the terms of Marvin Gee and Joanne Gilbaugh expire this year.

Newsletter: No report. Graham Fowler requested news items for the next issue and an article about the Board vacancies.

UNFINISHED BUSINESS

Covenant Violations: Kent Mills asked about the process for notifying landowners of covenant violations. He suggested a non-threatening letter from the Board when violations are brought to the Board's attention or when specific violations are reported to a committee chairman, for instance the ACC, that need immediate attention. Some guidelines were developed with the help of the Board's attorney. A notice in the Newsletter regarding the removal of trailers in the fall would serve as a reminder of the 60 day limit.

Water Augmentation Certificates: Marcy Trahan, liaison between the Board and the Maitland family reported that negotiations are on-going; some issues have been resolved and the Maitlands are willing to turn over the Handy Ditch water certificates to the Retreat but now want compensation for them. There are discrepancies in the number of wells in question that the Maitlands were allocated when the augmentation plan for the Retreat was approved by the water court in 1974. More research and negotiations are needed to bring this matter to a close.

John Barlow moved the meeting be extended to 11:45a.m. seconded by Steve Little, motion carried.

Registration/insurance for Retreat Vehicles: The snowplow and water truck have been registered and insured.

Klausner Concerns: Kent Mills and Joe Baraclough met with Mr. Matlock about the issue of excess vehicles on his property and the concerns Mr. Klausner had regarding their storage and other work that needs to be finished to accomplish Mr. Matlock's long range plan to make his property comply with the covenants. Mr. Matlock agreed to cooperate as weather permits.

NEW BUSINESS

Roadway Protection: Kent Mills brought up the possible need for roadway protection or guard rails on some of the steep drop-offs along Retreat roads and the danger of cars going over an embankment. The suggestion was made that steel posts with reflectors be placed along some of the more dangerous places to mark the sides of the roadways and culvert pits. The Retreat does have posts and will address this again in the spring.

Bulwark Ridge "Association": Marcy Trahan stated that statutory laws regarding mergers in Colorado have changed and Mr. Guducci has prepared two documents to comply with the new rules to accomplish the merger between the Retreat and Bulwark Ridge Association. Copies of these will be reviewed by the Board members before the next meeting so that a motion to merge can be voted upon by the Boards of each association and the motion published in the Newsletter so that the membership can vote to approve it at the next annual meeting. These documents are the Articles of Merger and Plan and Agreement to Merge. The Retreat has previously agreed to this merger.

John Barlow moved the meeting be extended to 11:55a.m. Seconded by Kent Mills, motion carried.

MISCELLANEOUS BUSINESS

The annual winter potluck will be held Febr. 16th in Estes Park. A prepared flyer will be sent to all landowners.

Dale Alps asked what the minimum amount should be to accept for the space heater. A price of \$100.00 was agreed upon.

Duke Sumonia inquired about ACC guidelines, if they are still in effect and if there is documentation of their approval.

Dale Alps moved the meeting be adjourned at 11:55a.m. Seconded by John Barlow, motion carried.


Secretary

1:26:02
RLA Road Committee Report

Activities since 11.17.01

ROADS

- a. Plow 5 to 7 inches of snow 12.15.02 @ 16th.

EQUIPMENT

- a. Purchased Gas Torch Outfit (\$306.44);
- b. Hydraulic Cylinders to control loader & hoe buckets rebuilt (\$300+);
- c. New Grader Blades installed (\$200);
- d. Refuel Equipment;
- e. Drop off Grader & Backhoe seats for Reupholstery;
- f. Snowplow and Watertruck registered & insured (\$402.12);
- g. No calls on sale of kerosene heater;

SHED & FIREHOUSE YARD

- a. Hauled second load of debris to dump;
- b. Construction of fuel tank apron deferred until spring.

John Barlow 586-2582

Retreat Landowners Association, Inc.

2001 -2002 Nominating Committee

Report to the Board of Directors, January 26, 2002

The Nominating Committee held its first meeting on Saturday afternoon, January 5, at the Gee residence. All committee members were present: Ron Bachali, Patricia Guy, Leon Satterfield, Duke Sumonia and Marvin Gee, chair.

Following brief introductions, the committee reviewed the document developed a few years ago entitled "Nomination Committee Guidelines."

There will be two board member vacancies to be filled at the Annual Meeting - Joanne Gilbaugh and Marvin Gee. Both of these current members have chosen not to be a candidate for another term.

The committee's goal is to nominate four candidates for the two vacancies. Members felt it was a bit awkward when only one candidate was not elected as was the case last year.

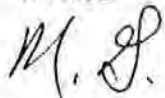
We would like a article to appear in the next issue of the *RLA Newsletter* regarding the vacancies and the committee's work. [I will write the article and email it to Julie.] We will ask for those who may be interested in serving on the Board to contact a committee member.

The Retreat Directory was divided into five sections and assigned to committee members to review for possible board candidates. Each member is to bring a list of "suggested candidates" to the next meeting for the committee's consideration.

The committee will meet again in late May or early June.

MGee

1/11/02



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

January 15, 2002

The Retreat board of Directors

The Architectural Control committee wishes to report on its activities since the last written report of November 9, 2001. The ACC has approved the plans for a log cabin to be constructed by Quentin and Peggy Goodwin, Lot 4 Filing 1 on Streamside Drive.

The ACC spent considerable time with Kenneth and Lydia Schaefer, Lot 37 Filing 3 on Dunraven Glade Road. This lot was sold in a private sale unreported to the RLA. Construction work had started and was investigated. The Persichettis, owners of Lot 36 Filing 3 called indicating they believed that some of the dirt work was acutally onto their lot. Schaefer's were contacted, met with the Persichettis, submitted the proper information for the ACC to review their work for conformance with the covenants, and were apologetic for getting things out of sequence. In a subsequent conversation with Persichettis, they indicated that a survey would be conducted and that an agreement concerning rehabilitation would be reached with the Schaefer's.

The ACC has received an application from Ed and Jean Richards, Lot 61 Filing 3, 243 Gladeview Court to build a garage on a previously approved and prepared site. Approval is pending review by the committee.

Major construction continues at three sites within the Retreat. It is anticipated that several more homes will be started by early spring.

Sincerely,



Dennis R. Bicknell
For the ACC

ACCBDJ02

January 23, 2002

Assistant Treasurer Report

As of the above date 125 assessments for the year 2002 have been collected. Of those, 4 landowners have sent two checks, one for \$170.00 to the RLA and one for \$50.00 to GHAVFD .

The number of landowner units remains at 221.

Filing 4 Lot 9 was purchased by Justin & Kay Edwards of Oregon. This parcel was previously owned by Mark and Nancy Lantis who are no longer Retreat Landowners.

Respectfully Submitted
Marcella Bicknell
Assistant Treasurer

**RLA Board of Directors Meeting
March 23, 2002**

The meeting was held at the Mills residence

Board members present were Dale Alps, John Barlow, Marv Gee, Joanne Gilbaugh, Steve Little and Kent Mills. Also, Florentine Belz, Graham Fowler, and landowner Duke Sumonia.

The meeting was called to order by president Kent Mills. Items added to the agenda were water for the roads and the McCoy letter. Marv Gee moved the agenda be adopted, seconded by John Barlow. Motion carried.

Approval of minutes. John Barlow moved the minutes of the January meeting be approved, seconded by Joanne Gilbaugh; motion carried.

Landowner comments: Dennis Bicknell submitted written comments pertaining to committee involvement, new members volunteering and establishing good relationships within the Retreat. It was suggested more information about new landowner families be requested from them and published in the Newsletter. This item will be put on the agenda of the next Board meeting. Copy of Mr. Bicknell's letter is attached.

Duke Sumonia presented a list of concerns for the Board to review.

Steve Little mentioned the "horse shelter" being built on Streamside Drive at the rear entrance to the Retreat and the need to establish the easement for the road right-of-way.

Reports

Treasurer. In the absence of Bill Widmaier, his written report was reviewed. As of March 15, 2002 cash balances consisted of \$3,240 in the checking account and \$125,815 in the savings account for a total of \$129,055. Cash receipts exceed year to date disbursements by \$41,110. Marv Gee moved the report be accepted, seconded by Dale Alps; motion carried. Copy attached.

Assistant Treasurer. A written report was received from Marcia Bicknell. Two landowners have not paid their 2002 assessment, Tom Geldes and David and Jan Leider. Marv Gee moved the lien procedures be started for these two landowners. Seconded by Steve Little. It was suggested that a phone call be made first to them by the president to see if the payment had been sent or if the notices had reached them. Marv Gee amended his motion to make the phone call first before lien proceedings are started; motion carried. The road use payment had not been received from Larry and Vi Carpenter. The amount of the payment (\$170.00) was questioned. John Barlow will check with Marcella to confirm the amount of the payment and then he will contact the Carpenters about a timely payment. Report attached.

Corresponding Secretary. No report.

Architectural Control Committee: A written report was received from Dennis Bicknell. Several applications have been approved for garages and others are under review for a cabin and changes to an existing structure. Marv Gee moved the report be accepted, seconded by Joanne Gilbaugh; motion carried. Report attached.

Roads Committee: John Barlow submitted a written report. Snow plowing has been done three times since January. Several other requests from landowners to have their roads plowed were received. Discussion followed to have several weather "look-outs" in the far ends of the Retreat to report on road conditions after a snowfall. The issue of Board members being paid to plow and also making the decision when to plow could be a conflict of interest. It was suggested that Ralph Brethauer be asked to be the point man for snow plowing with Paul Dingel as backup. Board policy is to plow after a six-inch snowfall but calls should still be directed to John Barlow who will pass the requests on to a point man and the drivers to coordinate the plowing. A notice to this effect should be published in the Newsletter.

John Barlow also reported on the horse barn being built at the rear entrance; the county does not require a permit for a building of this size. The issue of the road right-of-way was discussed. John Barlow referred to four old recorded documents with varying width of the road easement ranging from 15 to 25 feet. Steve Little moved to have the attorney research the easement. The Board decided it should further research the issue by examining old documents available to it on the properties adjoining the road and their metes and bounds descriptions and established right-of-ways and then order a survey at a later date. Steve Little's motion died. Marv Gee moved to accept the road report, seconded by Dale Alps; motion carried.

Environmental Committee: Graham Fowler checked on stocking the stream; the last time it was done was 1994. He obtained a stocking permit. Disease free rainbow trout, eight to ten inches, are available at \$1.40 each plus about \$50.00 for delivery. He also stated a slash disposal program is again available to mountain residents through Larimer County to protect homes from wildfires. Information attached.

Fire Station Site: John Barlow reported work is progressing on the fire station site, new equipment is being installed and disposal of old tanks is underway. Kent Mills suggested when Joe Barraclough returns a date be set for completion of this project.

Open Space Committee: Steve Little stated the cost of an appraisal for a conservation easement is approximately \$1,200. Graham Fowler discussed the unsightly situation at the rear entrance to the Retreat where the fence has been torn down. It was a recommendation of the Open Space Committee that the landowner be approached about cleaning up the area.

Nominating Committee: No report. Marv Gee asked if there was a policy to reimburse Board members for mileage to attend meetings. John Barlow stated it has been done in the past at the Federal tax mileage rate when a voucher is submitted.

Newsletter: Graham Fowler asked for a job description for the position of Assistant Treasurer to be published in the next newsletter as Marcella Bicknell will be retiring next year. Kent Mills suggested job descriptions be developed for all positions on the Board. Also discussed were periodic reminders in the newsletter of covenant violations and an article about the recently acquired fire truck by the GHAVFD.

UNFINISHED BUSINESS

Bulwark Ridge "Association": Documents pertaining to the merger will need to be signed by both organizations and approved at the May meeting and then be published and voted on at the annual meeting by the RLA membership.

Covenant Violations: Regarding the violation of Nuttalls pertaining to their motor home, Marv Gee moved the Board grant a variance based on the letter received from Gordon Nuttall dated February 19, 2002 and be effective until September 1, 2002, seconded by Steve Little; motion carried. Other landowners with trailer violations should be contacted by the Board and automobile violations will be revisited at the May meeting.

Water Augmentation Certificates: Negotiations are ongoing with the Maitlands to resolve this issue. Kent Mills will confer with Marcy Trahan and Gary Rubin.

NEW BUSINESS

Stocking the Stream: Dale Alps moved the stream be stocked with trout with a limit of \$750 allocated for this purpose pending approval by the Division of Wildlife; seconded by Steve Little; motion carried. Stream flow will also be a factor to ensure enough water to sustain fish.

Landowner Social Events: Attendance at the winter potluck was somewhat smaller than in other years. It was suggested to again host a wine and cheese reception in Glen Haven the evening before the annual meeting with emphasis on special invitations to new landowners within the past year to meet and socialize with other landowners. Details to be discussed at the May Board meeting. Dale Alps will arrange for reserving the Big Thompson Community Building at Drake for the annual meeting on July 27th and make the deposits.

Dump Truck: Kent Mills stated a suggestion had been made to acquire a small dump truck to facilitate hauling road base to potholes. Because of the expense and limited use the idea was dismissed.

Slash Program: Marv Gee suggested an item in the Newsletter to see if there was interest in this program for homeowners after tree trimming and cleanup.

MISCELLANEOUS BUSINESS

Water for Roads: Steve Little moved John Barlow be authorized to spend up to \$100 for water for road work; seconded by Marv Gee; motion carried.

John Barlow moved the meeting be extended to 11:45 a.m.; seconded by Marv Gee; motion carried.

McCoy Letter. Reference was made regarding the withholding by Mr. and Mrs. Guy McCoy of a portion of their annual assessment. Kent Mills will contact them to determine the exact amount and if they paid the \$50.00 for the GHAVFD directly to them. Steve Little moved that the McCoy's have a lien filed on their property if they do not pay the full assessment by April 2, 2002; seconded by Marv Gee; motion carried. Marv Gee submitted a letter he prepared to be sent to the McCoy's substantiating why such action is necessary. The letter met with the Board's approval.

Duke Sumonia asked whether the Board had found documentation that the ACC guidelines had been adopted by the Board. He has information that he will provide to the Board. The Book of Resolutions has no information about the guidelines. The issue of granting variances was in question and can be re-visited later.

John Barlow moved the meeting be extended to 11:55 a.m.; seconded by Steve Little; motion carried.

Kent Mills will follow up on getting door prizes for the annual meeting with the Retreat logo printed on them, tee shirts and hats.

The meeting was adjourned at 11:52 a.m.

Secretary

RETREAT LANDOWNERS ASSOCIATION, INC.
BALANCE SHEET (CASH BASIS)
March 15, 2002

ASSETS

CASH

Checking	\$3,240
Savings	125,815
	129,055

EQUIPMENT

Old Equipment	7,000
Road Grader (purchased 1992)	11,325
Ford Bronco (purchased 2001)	3,700
	22,025
Less: Accumulated Depreciation	(19,065)
	2,960

Total Assets	\$132,015
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LIABILITIES

LIABILITIES

Payroll Taxes Payable	\$35
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NET ASSETS

131,980

Total Liabilities & Net Assets	\$132,015
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Net Assets Consist of:

Current Operating Funds	\$40,987
Contingency Fund	48,683
Bulwark Ridge Fund	2,848
Open Space Fund	36,537

<i>Total Cash Funds</i>	129,055
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Depreciated Cost of Equipment	2,960
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<i>Total Net Assets</i>	\$132,015
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RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
For the Period January 1, 2002 to March 15, 2002

	ACTUAL	BUDGET	VARIANCE
CASH RECEIPTS:			
Landowners' assessments	\$47,307	\$48,620	(\$1,313)
Transfer fees	100	1,000	(900)
Interest income	345	1,500	(1,155)
Other income including landowner late fees	10	0	10
Total Cash Receipts	<u>47,762</u>	<u>51,120</u>	<u>(3,358)</u>
CASH DISBURSEMENTS:			
Accounting		350	350
Administration:			
Office Supplies	71	750	679
Postage	161	300	139
Secretarial	40	350	310
Long Distance Telephone	41	400	359
Travel		100	100
Miscellaneous	35	500	465
Newsletter Postage & Copying	170	1,000	830
Newsletter Editor Expenses	700	700	0
Membership Directories		250	250
Social Events & Annual Meeting	100	1,000	900
Donations - Fire Department	350	11,050	10,700
Environmental		1,000	1,000
Insurance	3,130	3,500	370
Legal fees	269	5,500	5,231
Membership		255	255
Water Assessment		250	250
Snow Removal		2,500	2,500
Road maintenance			
Payroll, Payroll Taxes & Insurance	597	4,500	3,903
Culvert Upgrade		500	500
Road Base & Supplies		17,000	17,000
Education		500	
Equipment Repairs & Maintenance	750	2,500	1,750
Equipment Fuel	239	1,000	761
Equipment Purchases (Note)			0
Total Cash Disbursements	<u>6,652</u>	<u>55,755</u>	<u>49,103</u>
Excess of Cash Receipts over Cash Disbursements	<u>41,110</u>	<u>(\$4,635)</u>	<u>\$45,745</u>
Cash balances January 1, 2002	<u>87,945</u>		
Cash balances March 15, 2002	<u>\$129,055</u>		

Retreat Landowners Association
Statement of Changes in Cash Funds
 2002

	Total Cash	Current Operating	Contingency	Bulwark Ridge	Open Space
BALANCES Jan 1, 2002	\$87,945	\$0	\$48,683	\$2,839	\$36,423
2002 Net Cash Receipts	41,110	40,987		9	114
Balances March 15, 2002	\$129,055	\$40,987	\$48,683	\$2,848	\$36,537

RLA Check Register

1/1'2 Through 3/15'2

3/17'2

Page 1

RLA-Checking

Date	Num	Description	Memo	Category	Clr	Amount
<u>Checking</u>						
1/1'2	3935	Brown & Brown...	D & O Liab Insur	Insurance	x	-1,150.00
1/1'2	3936	Postmaster	Stamps	Administratio...	x	-34.00
1/7'2	3937	A-1 Parts	Parts	Road Maint.:R...	x	-15.06
1/9'2	3938	Postmaster	P.O. Box Rent	Administratio...	x	-50.00
1/10'2	3939	U.S. Treasury	FICA & Med,	--Split--	x	-169.83
1/10'2	3940	U.S. Treasury	Fed UC TAX	--Split--	x	-8.88
1/14'2	3941	Bank One	Transfer	[MM1-Continge...	x	-13,000.00
1/15'2	3942	Ralph Brethauer	Wages & Exp R...	--Split--	x	-448.00
1/15'2	3943	John Barlow	Gas, Insuranc...	--Split--	x	-957.09
1/17'2	3944	Guiducci & Gu...	Legal Fees	Legal Fees	x	-269.00
1/26'2	3945	Janice Ricker	Supplies & Po...	Administratio...	x	-34.20
1/26'2	3946	Travelers Ins...	Insurance	Insurance	x	-1,777.00
1/26'2	3947	Bill Widmaier	Storage Boxes	Administratio...	x	-7.04
1/26'2	3948	Flo Belz	Secretary	Administratio...	x	-40.00
1/26'2	3949	Bank One	Transfer	[MM1-Continge...	x	-8,000.00
1/30'2	3950	AT&T	LD Phone	Administratio...	x	-10.03
2/2'2	3951	Void			x	0.00
2/2'2	3952	Mary Gee	Postage	Administratio...	x	-76.94
2/2'2	3953	Agland, Inc	Fuel	Road Maint.:Fuel	x	-190.11
2/10'2	3954	Hobert Office...	Copies	--Split--	x	-29.77
2/10'2	3955	Bank One	Transfer	[MM1-Continge...	x	-6,000.00
2/11'2	3956	Julie Fowler	Postage & Copies	--Split--	x	-869.98
2/26'2	3957	Community Chu...	Pot Luck Dinner	Social Events	x	-100.00
2/26'2	3958	AT&T	LD Phone	Administratio...		-30.60
1/24'2		Landowners	Dues	--Split--	x	1,100.00
1/24'2		Landowners	Dues	--Split--	x	1,760.00
1/24'2		Landowners	Dues	--Split--	x	1,760.00
1/19'2		Landowners	Dues	--Split--	x	1,760.00
1/17'2		Landowners	Dues & Transfr	--Split--	x	1,640.00
1/15'2		Landowners	Dues	--Split--	x	1,760.00
1/14'2		Landowners	Dues	--Split--	x	1,710.00
1/10'2		Landowners	Dues	--Split--	x	1,610.00
1/30'2		Service Charge		Administratio...	x	-31.80
1/31'2		Landowners	Dues	--Split--	x	1,200.00
1/31'2		Landowners	Dues	--Split--	x	1,760.00
1/10'2		Landowners	Transfr & Dues	--Split--	x	1,760.00
1/10'2		Landowners	Transfr & Dues	--Split--	x	1,760.00
1/5'2		Landowners	Transfr & Dues	--Split--	x	1,760.00
2/6'2		Landowners	Dues	--Split--	x	1,760.00
2/6'2		Landowners	Dues	--Split--	x	1,710.00
1/5'2		Landowners	Transfr & Dues	--Split--	x	1,760.00
1/3'2		Landowners	Transfr & Dues	--Split--	x	1,760.00
1/3'2		Landowners	Transfr & Dues	--Split--	x	1,760.00
2/22'2		Landowners	Dues	--Split--	x	1,760.00
2/22'2		Landowners	Dues & Fire D...	--Split--	x	1,500.00
2/22'2		Landowners	Dues	--Split--	x	1,760.00
2/22'2		Landowners	Dues	--Split--	x	440.00
2/24'2		Landowners	Dues	--Split--		1,540.00
2/24'2		Landowners	Dues	--Split--		1,760.00
1/3'2		Landowners	Transfr & Dues	--Split--	x	1,760.00
1/3'2		Landowners	Transfr & Dues	--Split--	x	1,760.00
3/4'2		Landowners	Dues	--Split--		1,760.00
3/4'2		Landowners	Dues	--Split--		1,707.33
3/4'2		Landowners	returned check	--Split--		-223.00
3/12'2		Landowners	dues	--Split--		1,450.00
3/15'2		Bank One	Transfer to S...	[MM1-Continge...		-12,000.00
<u>Total Checking</u>						<u>1,765.00</u>

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

March 20, 2002

The Board of Directors
The Retreat Landowners Association
Glen Haven CO

The Architectural Control Committee wishes to advise the RLA Board of its activities since the last written report dated January 15, 2002. Approval was given to Ed and Jean Richards for a garage to be built on Lot 61 Filing 3, 243 Glade View Court.

Bob and Susie Clarke submitted an application to build a detached garage on their Lot 23, Filing 5, 1241 Copper Hill Road; approval has been given to the Clarkes.

An application has been received from Jack and Kathleen Schlosser, Lot 43, Filing 3 on Dunraven Glade Road to build a cabin. A pad location and driveway work was previously approved. The application is currently under review by the ACC.

An updated application was received from Lynn & Rebecca Lorenz, Lot 50 Filing 1, 537 Dunraven Glade Road to build a garage and make exterior finish changes to the existing structure. The application is very similar to a previously approved application from 1998. The application is currently under review by the ACC.



Dennis R. Bicknell
For The ACC

accbdmr2

March 23, 2002

Landowner Units total 221

2 landowners have not paid the 2002 assessment: they are-Tom Geldes, David & Jan Leider. All the above landowners were sent courtesy reminders prior to the deadline for payment.

Courtesy reminders were sent on February 25, 2002 to 34 landowners, 17 of which had Glen Haven addresses.

Guy and Victoria McCoy sent a payment of \$167.33 leaving an unpaid balance of \$52.67. Please refer to the letter from the McCoy's dated February 27,2002 a copy of which was sent to all board members and to the treasurer.

The bank returned the 2002 assessment check from Jean and Tom Hornbuckle due to inability to code the check. On March 16,2002 a letter and the returned check was sent to the Hornbuckle's with a request for another check.

A request for the year 2002 road use fee in the amount of \$170.00 was sent to Larry and Vi Carpenter on January 1, 2002. There has been no reply from the Carpenter's.

The Glen Haven Area Volunteer Fire Department has paid the \$10.00 yearly rental fee for Fire House #2.

I ask the board to advise me on further action concerning the two (2) unpaid 2002 assessments, the partial payment made by the McCoy's and the road use fee owed by the Carpenter's.

New or changed addresses:

Rita Delitta
3939 Teasley #10
Denton TX 76210

Justin and Kay Edwards
214 NW sixth Ave
Estacada OR 97023

Elgin and Deborah Kuhlman
2815 S. 25th Street
Lincoln NE 68502-4915

Gary and Arlene Spahn (corrected)
3701 Grapevine Mills Pkwy
Apt 623
Grapevine TX 76051

RLA BOARD MEETING March 23, 02

ROADS

- 1, Plow snow three times since december '02 meeting;
- 2, Empty gasoline in RLA tank @ Firehouse No. 2;
- 3, Bought pair of snow chains for snow plow; (\$70+)
- 4, Buying new seat for backhoe/loader;
- 5, Reupholster seat for grader;
- 6, The RLA fuel tank still contains diesel fuel.

G.H.V.F.D.

The Fire Department received delivery of a used 1000 gallon pumper with crew cab from the Aspen Fire Department for which it paid \$22,000. The truck runs on gasoline and is 4WD. It will be housed @ Firehouse #1 in Glen Haven and the truck is reported to be in very good condition.

The truck it replaced was sold to the YMCA for \$1,500.

John Barlow
566-2582

RLA BOARD OF DIRECTORS MEETING

May 18, 2002

The meeting was held at the Barlow residence

Board members present were Dale Alps, John Barlow, Joe Barraclough, Marvin Gee, Joanne Gilbaugh, Steve Little, and Kent Mills. Also, Florentine Belz, Graham Fowler, Bill Widmaier, Jan Ricker and landowners Ernie Conrad, John Klausner, Duke Sumonia and Marcy Trahan.

The meeting was called to order by president Kent Mills. Items added to the agenda under unfinished business were water rental, Carpenter and McCoy non-payments and slash chipper. Under new business were tree removal, annual meeting plans and petition process. Moved by Joanne Gilbaugh the agenda be adopted as amended, seconded by Marvin Gee, motion carried.

Approval of minutes: Dale Alps moved minutes of the March meeting be approved, seconded by John Barlow, motion carried.

Landowner comments: John Klausner discussed the condition of the Matlock property next to his. He asked the Board's help in getting the property in his site line cleaned up to comply with the covenants. Moved to covenant violations under unfinished business.

Graham Fowler asked about the RV on the Nuttall property. A variance was granted at the last meeting.

Duke Sumonia asked for discussion on the proxy process for the annual meeting; moved to new business under annual meeting plans.

REPORTS

Treasurer: Bill Widmaier reported as of April 10, 2002 assessments totaling \$48,627 had been received. The excess of cash receipts over disbursements for the period of January 1 through April 30, 2002 was \$41,078. At April 30, 2002 total cash funds of \$129,023 consisted of \$2,801 in checking and \$126,222 in savings. He will be paying \$10,600 to the GHVFD for the budgeted amount from landowners assessments. Nine members made their payment direct to the GHVFD. A new accounting format is now being used. Moved by John Barlow to approved the treasurer's report, seconded by Marvin Gee, motion carried. Report is attached.

Assistant treasurer: A written report was received from Marcella Bicknell. Ownership had changed on one property to bring the current membership to 222. Outstanding assessments still due are \$2.67 from the McCoy's and road use fee of \$108 from the Carpenters. A job description for the assistant

treasurer position was requested for the Newsletter. Marcella was asked to provide one for the Board's approval to be published in the Newsletter.

Corresponding Secretary: Jan Ricker had nothing to report.

Architectural Control Committee: A written report from Dennis Bicknell stated two pending applications had been approved. Report attached.

Roads Committee: John Barlow submitted a written report. Kent Mills questioned the amount of road base that was being graded to the sides of the roads. He stated the Board must maintain the value of the Retreat's assets which include the roads and their upkeep. John Barlow stated the grader could be used to pull the road base back again but that ditches are being moved back to widen the roads because of increased traffic. Plans include applying more road base to the west end of Miller Fork Road and Bulwark Ridge Road. Work is being done to repair a culvert damaged by the phone company. Fuel for the graders and machinery is being transported in gerry cans until the new fuel tanks are set at the fire station site. He submitted bills for fuel, concrete for the fire station pad, labor due to Ralph Brethauer and supplies and other miscellaneous expenses. Reimbursement is being requested from the phone company for the damaged culvert. Marvin Gee moved the road report be accepted, seconded by Joe Barraclough, motion carried. Report is attached.

Environmental Committee: Graham Fowler reported there was not enough landowner interest to participate in a slash removal and chipper project. Dead trees can be removed without ACC approval. Cleanup is encouraged. Fish stocking has been put on hold because of the low water level in the streams.

Fire Station Site: Joe Barraclough submitted a written report. New fuel tanks have been set on a new concrete pad and new lattice placed around the tanks. Mr. Boggs still had some concern about the appearance of the site from his property but it was the consensus of the Board that all had been done to clean up the site and the tanks could not be legally covered. The committee will be disbanded when the project is complete. Report is attached. Marvin Gee moved that the Board ratify the telephone poll taken of the Board members to approve hiring Black Creek Construction for the project as stated in the first paragraph of the report. Seconded by Dale Alps, motion carried.

Open Space Committee: The committee met but had no recommendations at this time. As a member of the committee, Ernie Conrad asked the Board to take action pertaining to the east entrance to the Retreat before the landowner puts a fence back in and to have a surveyor establish the road right of way on Streamside Drive. Steve Little moved the Board direct the attorney to study the problem and, if necessary, hire a surveyor to determine where the easement is through the other properties. The motion died for lack of a second. Marvin Gee

moved the committee be authorized to retain the services of a surveyor as the first step of the process, seconded by Steve Little. Discussion followed by John Barlow that surveyors gather preliminary information that the County has on record to help establish the center line of the easement and the width of the road. Costs of the process would be taken from the Open Space fund. Marvin Gee added to his motion the committee scope the project and come back to the Board with recommendations and associated costs prior to the next Board meeting. Steve Little seconded the motion as amended, motion carried.

Nominating Committee: Marvin Gee had no report. Another meeting will be held shortly.

Newsletter Editor: Graham Fowler asked for news items for the May-June issue.

UNFINISHED BUSINESS:

Covenant Violations: Marvin Gee moved the Board authorize the president to contact our legal consul to devise a plan to enforce the covenant violations on Mr. Matlock's property, seconded by John Barlow, motion carried. Mr. Klausner will provide pictures and correspondence to document the problems. Marvin Gee reviewed a past tracking procedure for violations until they were usually corrected. Kent asked for suggestions from the Board to establish a consistent approach and follow-up. Marvin Gee will compile the ideas provided to be acted upon at the next meeting.

Bulwark Ridge "Association": Marcy Trahan distributed documents prepared by the attorney for the merger of Bulwark Ridge Association with the Retreat that comply with the new Colorado statues to be voted upon at the annual meeting. Copies of the Bulwark Ridge Association meeting minutes are included in these minutes where they approved this merger. Marcy and Marvin Gee will prepare the appropriate ballot wording for proxy voters and proxy holders to cast their vote at the annual meeting so they have a clear understanding of the merger.

John Barlow moved the meeting be extended to 12 noon, seconded by Marvin Gee, motion carried.

Steve Little moved the Board approve the merger documents as stated here within and that there be a motion at the annual meeting to that affect included in proxy documents sent out to all the landowners and that the Board recommends approval of the merger, seconded by Marvin Gee. The motion included shall read "The Board of Directors of the Retreat Landowners Association (RLA) approve the merger between the RLA and the Bulwark Ridge Association (BROA) as outlined in the attached documents (articles of Merger, Plan and

Agreement of Merger.) The Board strongly recommends that members of the RLA approve the merger documents." Motion carried. Copies attached. Clarification was asked for regarding the application of RLA covenants to the balance of the BROA properties excepting the six properties in the BROA which have their own set of covenants. Marcy will check with Mr. Guiducci, Retreat legal counsel.

Water Augmentation Certificates: Marcy Trahan reviews a letter from Gary and Suzy Rubin concerning the Handy Water shares held in the "Maitland Trust" and road maintenance covenants. Maitland's exchange with the Forest Service is still pending. Copy of letter is attached.

Joe Barraclough moved the meeting be extended to 12:30p.m., seconded by John Barlow, motion carried.

ACC Guidelines: Enforcement of the Guidelines was discussed and tabled to the next meeting. The ACC chairman should be consulted. ✓

Pine Beetle Cleanup Next to Squires: The tree has been cut down; cleanup uncertain. It was suggested Mr. Villumsen cover the stump with plastic.

Water Rental: John Barlow will send a check for \$55.00 to the City of Loveland, Water Dept. to purchase an acre foot of water to be withdrawn from the stream for use on the roads, The proper form has been submitted.

Carpenter and McCoy non-payment of Assessments: Marvin Gee moved that John Barlow contact the Carpenters asking what their intentions are regarding paying the road assessment; if they are unwilling the matter will be turned over to the attorney, seconded by Steve Little, motion carried. ✓
Marvin Gee moved that the Board instruct the attorney to send a lien notice letter to the McCoys for the non-payment of a portion of their assessment. There was no second to the motion but discussion about the best approach to resolve the matter. Dale Alps moved that Marvin Gee's motion be withdrawn and the issue be tabled until the July meeting and a previous letter Marvin Gee received from Mr. Guiducci be reviewed by all the Board members before then; seconded by Joe Barraclough, motion carried. ✓

NEW BUSINESS

Landowners Social Event: The event was dropped unless someone volunteers to host a social get-to-gather before the annual meeting.

Tree Removal: The issue whether a landowner could remove dead or diseased trees without getting prior permission from the ACC. The consensus of the Board if the tree is dead it can be removed without notification of the Board.

Annual Meeting Plans: Marvin Gee passed around a check list of details needed to be addressed. Board members will handle various duties. Jan Ricker requested that the deadline for receiving proxies be the same as last year, that is, by Wednesday before the meeting to give ample time to assign them.

The annual meeting packet will again be sent under separate cover with all information necessary for landowners and should be brought with them to the meeting. Marvin Gee will be responsible for sending out the packets.

Motions by landowners need to be submitted by July 1st to be included on the docket for this year's annual meeting.

John Barlow moved the meeting be extended to 12:50p.m., seconded by Marvin Gee, motion carried.

Jan Ricker will handle registration at the meeting.

The attorney may not be able to attend this year's meeting.

John Barlow will contact Jo Holmes of Glen Haven to be the recording secretary. The parliamentarian from past years will be asked to serve again.

Jim Boyd will be contacted if he wishes to bar-b-que again otherwise the meal will be a potluck at 11:30a.m. with the meeting to start at 1:00p.m.

MISCELLANEOUS BUSINESS

Petition Process: Tabled until the next meeting. ✓

The meeting was adjourned at 12:50p.m.


Secretary

ASSISTANT TREASURER RERPORT

May 17,2002

Board of Directors Meeting
Retreat Landowners Association

As of May 17,2002 there has been one ownership change since the last board meeting:

Timothy and Rita Mayhew bought Lot 5 Filing 3 from Stanley and Millie Wasman who remain landowners.

The current membership is at 222. The 2002 assessments have been paid except for the \$2.67 owed by Guy and Victoria McCoy. The GHAVFD has received their \$50.00 donation. The McCoy's did not notify the Retreat of their payment to the GHAVFD.

The Carpenter's have not paid their road use fee of \$108.00. The original statement was sent on January 1, 2002 and a reminder was sent on April 22, 2002.

I plan to have the Landowner Directory for 2002 to the printer by mid June 2002.

I also would like to remind the board of my resignation as Assistant Treasurer effective at the Annual Meeting in July 2003.

Thank You
Marcella Bicknell, Assistant Treasurer

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

May 14, 2002

The Board of Directors
The Retreat Landowners Association
Glen Haven, Colorado

The Architectural Control Committee wishes to advise the RLA Board of its activities since the last written report dated March 20, 2002.

That report indicated that an application from Jack and Kathleen Schlossser, Lot 43, Filing 3 on Dunraven Glade Road was under review; the application has been approved.

Also, the application of Lynn and Rebecca Lorenz, Lot 50 Filing 1, 537 Dunraven Glade Road was under review; the application has been approved. Ms. Lorenz, in a telephone conversation, indicated that she would be obtaining a large roll-off dumpster to provide a means of hauling excess vegetation resulting from fire mitigation. She wondered if the RAL had considered doing anything of such a nature.

Dennis R. Bicknell
For The ACC

accmy2

RETREAT LANDOWNERS ASSOCIATION, INC.
BALANCE SHEET (CASH BASIS)
April 30, 2002

ASSETS

CASH

Checking	\$2,801
Savings	126,222
	129,023

EQUIPMENT

Old Equipment	7,000
Road Grader (purchased 1992)	11,325
Ford Bronco (purchased 2001)	3,700
	22,025
Less: Accumulated Depreciation	(19,065)
	2,960

Total Assets	\$131,983
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LIABILITIES

LIABILITIES

Payroll Taxes Payable	\$35
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NET ASSETS

131,948

Total Liabilities & Net Assets	\$131,983
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Net Assets Consist of:

Current Operating Funds	\$40,828
Contingency Fund	48,683
Bulwark Ridge Fund	2,857
Open Space Fund	36,655
	129,023
<i>Total Cash Funds</i>	129,023

Depreciated Cost of Equipment	2,960
	\$131,983
<i>Total Net Assets</i>	

RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
For the Period January 1, 2002 to April 30, 2002

	ACTUAL	BUDGET	VARIANCE
CASH RECEIPTS:			
Landowners' assessments	\$48,627	\$48,620	\$7
Transfer fees	200	1,000	(800)
Interest income	753	1,500	(747)
Other income including landowner late fees	30	0	30
Total Cash Receipts	<u>49,610</u>	<u>51,120</u>	<u>(1,510)</u>
CASH DISBURSEMENTS:			
Accounting		350	350
Administration:			
Office Supplies	142	750	608
Postage	161	300	139
Secretarial	80	350	270
Long Distance Telephone	54	400	346
Travel		100	100
Miscellaneous	41	500	459
Newsletter Postage & Copying	170	1,000	830
Newsletter Editor Expenses	700	700	0
Membership Directories		250	250
Social Events & Annual Meeting	100	1,000	900
Donations - Fire Department	450	11,050	10,600
Environmental		1,000	1,000
Insurance	3,282	3,500	218
Legal fees	1,037	5,500	4,463
Membership		255	255
Water Assessment	300	250	(50)
Snow Removal		2,500	2,500
Road maintenance			
Payroll, Payroll Taxes & Insurance	597	4,500	3,903
Culvert Upgrade		500	500
Road Base & Supplies		17,000	17,000
Education		500	
Equipment Repairs & Maintenance	1,179	2,500	1,321
Equipment Fuel	239	1,000	761
Equipment Purchases (Note)			0
Total Cash Disbursements	<u>8,532</u>	<u>55,755</u>	<u>47,223</u>
Excess of Cash Receipts over Cash Disbursements	<u>41,078</u>	<u>(\$4,635)</u>	<u>\$45,713</u>
Cash balances January 1, 2002	<u>87,945</u>		
Cash balances April 30, 2002	<u>\$129,023</u>		

Retreat Landowners Association
Statement of Changes in Cash Funds
2002

	Total Cash	Current Operating	Contingency	Bulwark Ridge	Open Space
BALANCES Jan 1, 2002	\$87,945	\$0	\$48,683	\$2,839	\$36,423
2002 Net Cash Receipts	41,078	40,828		18	232
Balances April 30, 2002	\$129,023	\$40,828	\$48,683	\$2,857	\$36,655

RLA Check Register

1/1'2 Through 5/16'2

5/16'2

RLA-Checking

Date	Num	Description	Memo	Category	Clr	Amount
<u>Checking</u>						
1/1'2	3935	Brown & Brown...	D & O Liab Insur	Insurance	x	-1,150.00
1/1'2	3936	Postmaster	Stamps	Administratio...	x	-34.00
1/7'2	3937	A-1 Parts	Parts	Road Maint.:R...	x	-15.06
1/9'2	3938	Postmaster	P.O. Box Rent	Administratio...	x	-50.00
1/10'2	3939	U.S. Treasury	FICA & Med.	--Split--	x	-169.83
1/10'2	3940	U.S. Treasury	Fed UC TAX	--Split--	x	-8.88
1/14'2	3941	Bank One	Transfer	[MM1-Continge...	x	-13,000.00
1/15'2	3942	Ralph Brethauer	Wages & Exp R...	--Split--	x	-448.00
1/15'2	3943	John Barlow	Gas, Insuranc...	--Split--	x	-957.09
1/17'2	3944	Guiducci & Gu...	Legal Fees	Legal Fees	x	-269.00
1/26'2	3945	Janice Ricker	Supplies & Po...	Administratio...	x	-34.20
1/26'2	3946	Travelers Ins...	Insurance	Insurance	x	-1,777.00
1/26'2	3947	Bill Widmaier	Storage Boxes	Administratio...	x	-7.04
1/26'2	3948	Flo Belz	Secretary	Administratio...	x	-40.00
1/26'2	3949	Bank One	Transfer	[MM1-Continge...	x	-8,000.00
1/30'2	3950	AT&T	LD Phone	Administratio...	x	-10.03
2/2'2	3951	Void			x	0.00
2/2'2	3952	Marv Gee	Postage	Administratio...	x	-76.94
2/2'2	3953	Aglan, Inc	Fuel	Road Maint.:Fuel	x	-190.11
2/10'2	3954	Hobert Office...	Copies	--Split--	x	-29.77
2/10'2	3955	Bank One	Transfer	[MM1-Continge...	x	-6,000.00
2/11'2	3956	Julie Fowler	Postage & Copies	--Split--	x	-869.98
2/26'2	3957	Community Chu...	Pot Luck Dinner	Social Events	x	-100.00
2/26'2	3958	AT&T	LD Phone	Administratio...	x	-30.60
3/15'2	3959	Bank One	Transfer to S...	[MM1-Continge...	x	-12,000.00
3/15'2	3960	Guiducci & Gu...	Legal Fees	Legal Fees	x	-534.11
3/23'2	3961	Flo Belz	Secretary	Administratio...	x	-40.00
3/26'2	3962	Janice Ricker	Supplies & Po...	Administratio...	x	-12.87
3/26'2	3963	Bill Widmaier	Copies for Board	Administratio...	x	-4.32
3/26'2	3964	Dennis Bicknell	Supplies - ACC	Administratio...	x	-53.51
3/26'2	3965	Timothy Bucha...	Legal - Water...	Legal Fees	x	-10.74
4/2'2	3966	Colorado Mach...	Parts	Road Maint.:R...	x	-126.05
4/4'2	3967	A-1 Parts	Parts	Road Maint.:R...	x	-80.73
4/7'2	3968	H.L.Hutcherson	Parts	Road Maint.:R...	x	-222.00
4/12'2	3969	Guiducci & Gu...	Legal Fees	Legal Fees	x	-223.14
4/12'2	3970	State Farm In...	Auto Ins	Insurance	x	-151.80
4/27'2	3971	Handy Ditch Co	Assessment	Water Assessmt		-300.00
4/29'2	3972	AT&T	LD Phone	Administratio...		-13.62
5/11'2	3973	Colorado Mach...	Parts	Road Maint.:R...		-696.71
2/6'2		Landowners	Dues	--Split--	x	1,710.00
2/6'2		Landowners	Dues	--Split--	x	1,760.00
1/31'2		Landowners	Dues	--Split--	x	1,760.00
1/31'2		Landowners	Dues	--Split--	x	1,200.00
2/22'2		Landowners	Dues	--Split--	x	1,760.00
2/22'2		Landowners	Dues & Fire D...	--Split--	x	1,500.00
2/22'2		Landowners	Dues	--Split--	x	1,760.00
2/22'2		Landowners	Dues	--Split--	x	440.00
2/24'2		Landowners	Dues	--Split--	x	1,540.00
2/24'2		Landowners	Dues	--Split--	x	1,760.00
1/30'2		Service Charge		Administratio...	x	-31.80
1/24'2		Landowners	Dues	--Split--	x	1,760.00
3/4'2		Landowners	Dues	--Split--	x	1,760.00
3/4'2		Landowners	Dues	--Split--	x	1,707.33
3/4'2		Landowners	returned check	--Split--	x	-223.00
3/8'2		Landowners	returned check	--Split--	x	-223.00
3/12'2		Landowners	dues	--Split--	x	1,450.00
1/24'2		Landowners	Dues	--Split--	x	1,100.00
1/24'2		Landowners	Dues	--Split--	x	1,760.00
3/19'2		Landowners	returnned check	--Split--	x	-223.00
3/19'2		Landowners	Redeposit	--Split--	x	220.00
1/19'2		Landowners	Dues	--Split--	x	1,760.00
3/25'2		Landowners	Redeposit	--Split--	x	220.00
1/17'2		Landowners	Dues & Transfr	--Split--	x	1,640.00
1/15'2		Landowners	Dues	--Split--	x	1,760.00
1/14'2		Landowners	Dues	--Split--	x	1,710.00

RLA Check Register

1/1'2 Through 5/16'2

5/16'2

RLA-Checking

Date	Num	Description	Memo	Category	Clr	Amount
1/10'2		Landowners	Dues	--Split--	x	1,610.00
3/26'2		Landowners	Dues & Late Fee	--Split--	x	619.90
1/10'2		Landowners	Transfr & Dues	--Split--	x	1,760.00
1/10'2		Landowners	Transfr & Dues	--Split--	x	1,760.00
1/5'2		Landowners	Transfr & Dues	--Split--	x	1,760.00
4/8'2		Landowners	Dues	--Split--	x	399.90
4/8'2		Landowners	Dues & Transf...	--Split--	x	320.00
1/5'2		Landowners	Transfr & Dues	--Split--	x	1,760.00
1/3'2		Landowners	Transfr & Dues	--Split--	x	1,760.00
1/3'2		Landowners	Transfr & Dues	--Split--	x	1,760.00
1/3'2		Landowners	Transfr & Dues	--Split--	x	1,760.00
5/4'2		Landowners	Dues & Transf...	--Split--		262.74
1/3'2		Landowners	Transfr & Dues	--Split--	x	1,760.00
Total Checking						891.94

RLA BOARD MEETING May 13, 2002
ROADS ACTIVITIES SINCE March 23, 2002

1. New seat for Backhoe/Loader installed - \$126.05;
2. Seat for Grader Reupholstered and installed - \$222.00;
3. Front Axle Repair on Backhoe/Loader;
4. Dismantled RLA and Fire Department Fuel Tanks and Leveled Subgrade for Concrete Pad for Fuel Storage;
5. New Concrete Pad with Containment Curb for Fuel Storage Constructed - 1,400 cast to be shared 50/50 with GHAVFD;
6. Roads graded twice after light snow and light rain;
7. Large Rock at Streamside and Black Creek Drives Moved away from Edge of Road. Further Grading to be done;
8. Currently working to unplug and repair 3' diameter culvert at West end of Miller Fork Road. Culvert damaged by telephone cable installation.

To: The RLA Board of Directors
From: Fire Station Committee
Date: May 16, 2002
Subject: Status of Clean Up

A 10 foot by 30 foot concrete containment pad with a 6 inch curb was poured on April 30 at a cost of \$1,400. Black Creek Construction was used for the project, as the first bidder was unable to start the job before late May or early June. Because of the high danger of forest fire, Tom Housewright felt this was an unacceptable delay and that having fuel available for the equipment as soon as possible was necessary. The first bid was \$1,400 for an 8'x24'x12" curb.

Two white fuel tanks have been set in place for the Glen Haven Fire Dept. The Retreat fuel tanks with new stands will be in place within two weeks. They will be painted brown. Tom Housewright said that fire dept. personnel will paint their tanks to match.

The lattice walls around the propane tank were damaged by the wind during the winter. Four by four posts were set in concrete and new, heavier lattice was placed around the tank.

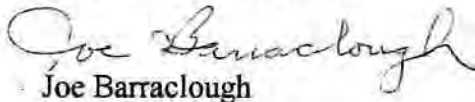
John Barlow removed another load of trash from the site.

We still have four old fuel tanks and a stand to dispose of. The tanks must be filled with water and holes cut into them with an acetylene torch. They may then be disposed of in the Larimer County Landfill. Several gallons of old paint are on the site and should be taken to the chemical recycling center at the Landfill at that time.

Thank you to John Barlow, Ralph Brethauer, Paul Dingel and Tom Housewright for their cooperation in this project.

Initially Mr. Boggs expressed satisfaction with the progress and plan for the site. In mid-April he called to tell me that he did not feel that lattice around the propane tank and nothing around the fuel tanks meet the requirement of RLA Protective Covenant #9. I promised to pass his concern on to the Board of Directors.

Respectfully submitted,


Joe Barraclough

RLA BOARD OF DIRECTORS MEETING

July 27, 2002

The meeting was held at the Big Thompson Community Building

Board members present were Dale Alps, John Barlow, Joe Barraclough, Marvin Gee, Joanne Gilbaugh, Steve Little and Kent Mills. Also Florentine Belz, Julie Fowler, ~~Jan Rieker~~, Bill Widmaier and landowner Duke Sumonia.

The meeting was called to order by president Kent Mills. Marvin Gee moved to accept the agenda as presented, seconded by Steve Little, motion carried.

Approval of minutes: John Barlow moved to approve the minutes of the May meeting, seconded by Dale Alps, motion carried.

Landowner comments: Julie Fowler was concerned about a drain hose from a property at 2261 Miller Fork Road that appeared to be draining into a culvert. Dale Alps suggested someone from the Board look at it and determine what it is. Julie also commented on finding cigarette butts and a bee hive by one of the bridges on the trail.

Duke Sumonia had a question about road maintenance in Bulwark Ridge after the merger. This was referred to the annual meeting.

Bill Widmaier discussed the McCoy shortfall in their dues and that a precedent not be set by their non-payment. Referred to "covenant violations."

An incident of possible illegal fishing in Miller Fork stream on Fishermans Lane was reported.

REPORTS

Kent Mills stated that complete committee reports were in the annual meeting packets and only up-dated reports need be given at the Board meeting.

Treasurer: Bill Widmaier reported for the six months ending June 30, 2002 receipts total \$50,291 consisting of landowner assessments of \$48,790 and interest and other income at \$1,501. Disbursements total \$23,879 including the contribution to the GHVFD of \$11,050. The excess of cash receipts over disbursements at June 30, 2002 was \$26,412. Report is attached.

Assistant treasurer: The written report for the annual meeting indicates the current membership of 222 with four ownership changes in the year 2002. The Carpenters have paid their road assessment of \$108. One partial assessment is still outstanding from the McCoy's. Copies of the job description are available for the assistant treasurer's position which will be vacant at the end of July 2003.

Corresponding secretary: ~~Jan Rieker had no report.~~ Marvin Gee reported 30 proxies had been received by the July 24th deadline.

Architectural control committee: Dennis Bicknell submitted a written report. Several applications for buildings are pending. A number of landowners contacted the ACC concerning tree cutting and removal; referred to the Environmental committee. Report is attached.

Roads committee: John Barlow submitted a written report. The committee's goal is to widen the roads where necessary and involves pulling material from the ditches back onto the roads after widening. Some experimenting with rock placed in potholes is being done to find the most satisfactory and lasting way to repair them. Some repairs are needed for the water truck's discharge system. Report is attached.

Environmental: It was the consensus of the Board to make a decision at a later date regarding cutting dead trees and decide whether it is an ACC or environmental issue.

Fire station site: Joe Barraclough reported only painting ^{and removal of fuel tanks} needs to be done and then this committee has served its purpose and will be disband.

Open space committee: Joe Barraclough distributed copies of a letter from Van Horn Engineering of Estes Park regarding the right of way to the lower entrance to the Retreat. The width of the ROW is still uncertain. Kent Mills stated the Board needs to be sensitive to the property owners along Streamside Drive whose houses are close to the road. Cost of additional research could be between \$500 and \$2000. Steve Little moved the Board authorize up to \$600 be spent for this purpose from the Open Space Fund; seconded by Marvin Gee. Joanne Gilbaugh questioned the use of Open Space Funds and if these funds were to be used strictly for purchasing open space. The motion was amended to use money from the general fund, seconded as amended. Motion carried. Dale Alps suggested that funds for administrative work for research be budgeted in the general fund next year. Joe Barraclough will follow up with Van Horn Engineering to proceed with more research.

Nominating committee: Marvin Gee reported there were two nominees for the vacant Board positions; they are Jim Broomfield and Gordon Nuttall. Kent Mills appointed Joe Barraclough to chair the nominating committee for next year.

Newsletter editor: Julie Fowler had nothing to report. She stated she had received no "bios" for the Newsletter following a suggestion made to feature landowners.

UNFINISHED BUSINESS

Covenant violatons: Kent Mills stated it is every landowners responsibility to try to control the intent of the covenants to the best of their ability. At issue was a report about the use of an ATV on the Retreat roads and the handling of the situation. No other covenant violations were addressed.

The matter of the ACC Guidelines was tabled to the next meeting if a by-law change was needed to resolve it.

Regarding the non-payment of a portion of their landowners assessment by the McCoys, Marvin Gee moved the Board follow the recommendation of Mr. Guducci and authorize

him to proceed with filing a lien as soon as possible; subject to legal counsel; seconded by Steve Little, motion carried. The McCoys have contacted an attorney. Marvin Gee submitted a draft for *Procedure Guidelines for Covenant Violations* for the Board's consideration.

Water augmentation certificates: Kent Mills reported the process has stalled despite calls to Tim Buchanan, water attorney, but the matter needs to be resolved this year and the Retreat be in possession of the water certificates. Marcy Trahan may provide an update at the annual meeting later.

Marvin Gee stated the Board is required to file an annual report with the Water Court for filings 3, 4, and 5, and Bulwark Ridge. He has filed the report for this year.

NEW BUSINESS

Miscellaneous business: Marvin Gee brought up the issue of how to handle business items that come from members prior to annual meetings. Tabled to a future meeting.

Marvin also asked for storage for Retreat records which he has at his home. Dale Alps suggested fire proof containers be purchased and stored at the fire station storage area. Board minutes are kept in a safety deposit box at the First National Bank in Estes Park.

Joanne Gilbaugh suggested a reminder be put in the Newsletter that wells need to be transferred to a new owner upon sale of the property.

The meeting was adjourned at 11:15a.m.

Secretary

RETREAT LANDOWNERS ASSOCIATION, INC.
BALANCE SHEET (CASH BASIS)
June 30, 2002

ASSETS

CASH

Checking	\$744
Savings	113,613
	114,357

EQUIPMENT

Old Equipment	7,000
Road Grader (purchased 1992)	11,325
Ford Bronco (purchased 2001)	3,700
	22,025
Less: Accumulated Depreciation	(19,065)
	2,960

Total Assets	\$117,317
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LIABILITIES

LIABILITIES

Payroll Taxes Payable	\$0
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NET ASSETS

117,317

Total Liabilities & Net Assets	\$117,317
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Net Assets Consist of:

Current Operating Funds	\$26,026
Contingency Fund	48,683
Bulwark Ridge Fund	2,867
Open Space Fund	36,781
	114,357

<i>Total Cash Funds</i>	114,357
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Depreciated Cost of Equipment	2,960
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<i>Total Net Assets</i>	\$117,317
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RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
For the Period January 1, 2002 to June 30, 2002

	ACTUAL	BUDGET	VARIANCE
CASH RECEIPTS:			
Landowners' assessments	\$48,790	\$48,620	\$170
Transfer fees	300	1,000	(700)
Interest income	1,143	1,500	(357)
Other income including landowner late fees	58	0	58
Total Cash Receipts	<u>50,291</u>	<u>51,120</u>	<u>(829)</u>
CASH DISBURSEMENTS:			
Accounting	320	350	30
Administration:			
Office Supplies	178	750	572
Postage	161	300	139
Secretarial	120	350	230
Long Distance Telephone	60	400	340
Travel		100	100
Miscellaneous	66	500	434
Newsletter Postage & Copying	319	1,000	681
Newsletter Editor Expenses	700	700	0
Membership Directories		250	250
Social Events & Annual Meeting	458	1,000	542
Donations - Fire Department	11,050	11,050	0
Environmental		1,000	1,000
Insurance	3,528	3,500	(28)
Legal fees	1,327	5,500	4,173
Membership	250	255	5
Water Assessment	300	250	(50)
Snow Removal	18	2,500	2,482
Road maintenance			
Payroll, Payroll Taxes & Insurance	1,247	4,500	3,253
Culvert Upgrade		500	500
Road Base & Supplies	115	17,000	16,885
Education		500	
Equipment Repairs & Maintenance	3,347	2,500	(847)
Equipment Fuel	315	1,000	685
Equipment Purchases (Note)			0
Total Cash Disbursements	<u>23,879</u>	<u>55,755</u>	<u>31,876</u>
Excess of Cash Receipts over Cash Disbursements	<u>26,412</u>	<u>(\$4,635)</u>	<u>\$31,047</u>
Cash balances January 1, 2002	87,945		
Cash balances June 30, 2002	<u>\$114,357</u>		

Retreat Landowners Association
Statement of Changes in Cash Funds
2002

	Total Cash	Current Operating	Contingency	Bulwark Ridge	Open Space
BALANCES Jan 1, 2002	\$87,945	\$0	\$48,683	\$2,839	\$36,423
2002 Net Cash Receipts	26,412	26,026		28	358
Balances June 30, 2002	\$114,357	\$26,026	\$48,683	\$2,867	\$36,781

RLA Check Register

5/17'2 Through 7/23'2

7/23'2

Pag

MA-Checking

Date	Num	Description	Memo	Category	Clr	Amount
<u>Checking</u>						
5/20'2	3974	State Farm In...	Auto Ins	Insurance	x	-245.98
5/20'2	3975	Janice Ricker	Supplies & Po...	Administratio...	x	-29.83
5/20'2	3976	Guiducci & Gu...	Legal Fees	Legal Fees	x	-11.60
5/20'2	3977	Julie Fowler	Postage & Copies	--Split--	x	-149.28
5/20'2	3978	C.A.I.	Annual Member...	Membership	x	-250.00
5/20'2	3979	G.H.A.V.F.D.	Contribution	Contrib. GHAVFD	x	-10,600.00
5/20'2	3980	Flo Belz	Secretary	Administratio...	x	-40.00
5/20'2	3981	Black Creek C...	Concrete Pad ...	Road Maint.:R...	x	-700.00
5/20'2	3982	John Barlow	Fuel & Variouse	--Split--	x	-70.00
5/20'2	3983	Ralph Brethauer	Wages & Exp R...	--Split--	x	-534.13
5/20'2	3984	Big Thompson ...	Deposit for A...	Annual Meeting	x	-200.00
5/20'2	3985	City of Lovel...	1 Acre Ft	Road Maint.:R...	x	-55.00
5/20'2	3986	Secretary of ...	Biennial Repo...	Administratio...	x	-25.00
5/20'2	3987	Odstrcil & Mies	CPA Fees	Accounting	x	-320.00
5/20'2	3988	Bill Widmaier	Copies for Board	Administratio...	x	-6.41
5/29'2	3989	AT&T	LD Phone	Administratio...	x	-4.11
6/11'2	3990	Bobs Amoco	Water Truck R...	Road Maint.:R...	x	-723.31
6/11'2	3991	John Craig	Snow Plowing	Road Maint.:S...	x	-17.75
6/19'2	3992	Guiducci & Gu...	Legal Fees	Legal Fees	x	-278.00
6/24'2	3993	Signs of Life...	Signs for Roads	Road Maint.:R...	x	-60.31
6/24'2	3994	New England B...	Annual Meetin...	Annual Meeting	x	-147.97
6/26'2	3995	AT&T	LD Phone	Administratio...	x	-2.39
6/30'2	3996	Void		--Split--		0.00
6/30'2	3997	U.S. Treasury	FICA & Medica...	--Split--		-151.85
7/3'2	3998	A-1 Parts	Parts	Road Maint.:R...		-58.02
7/10'2	3999	Marv Gee	Postage - Ann...	Annual Meeting		-199.84
7/11'2	4000	Guiducci & Gu...	Legal Fees	Legal Fees		-361.60
7/11'2	4001	Janice Ricker	Postage	Administratio...		-14.80
7/11'2	4002	Dennis & Marc...	Directories	--Split--		-289.80
7/19'2	4003	Hobert Office...	Copies	--Split--		-286.91
7/22'2	4004	Janice Ricker	Copies & Supp...	Administratio...		-27.29
7/1'2		Landowners	Transfer Fees...	--Split--		308.00
6/24'2		Bank One	transfer	[MM1-Continge...	x	1,000.00
7/19'2		Bank One	Transfr from ...	[MM1-Continge...		1,000.00
5/20'2		Bank One	Transfer	[MM1-Continge...	x	12,000.00
Total Checking						-1,553.18

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

July 22, 2002

TO: The Retreat Board Of Directors
FROM: The Architectural Control Committee

This letter is to advise the RLA Board of Directors of the Architectural Control Committee's activities since the last written report of March 20, 2002.

Joseph & Diane Lavaux, Lot 92, Filing 1, 9595 Elkridge, resubmitted an application for a separate garage to be built on their land . This request had been approved previously, but was changed to a storage shed. The new application was approved on the basis of the original submission.

Bruce and Marlene Brown, Lot 22, Filing 2, Copper Hill Road, have submitted an application to build a home on the lot. They have been here from Illinois and have had a discussion with the chairman. Approval is currently pending by the ACC.

Bill Walters, Lot 83, Filing 1 on Elkridge, called and discussed several aspects of approval and future work. He asked for permission to cut some trees on his land.

Several other members including Ernie Conrad, Joe Barraclough, and Rebecca Lorenz have contacted the ACC concerning tree cutting and removal.

Several other members have contacted the ACC concerning painting the exterior of their cabins; this includes Joan & Ivan Gilbaugh, George & Thelma Richard, and the Musicks.

Construction continues at three cabin sites within the Retreat.

Submitted:



Dennis R. Bicknell
For The ACC
accbdjl2

July 17, 2002

Mr. Kent Mills, President
Retreat Landowners Association

Dear Kent:

In response to your questions
and requests:

1) The drivers and operators are supervised by me. We discuss and plan the upcoming work and then review progress at the end of each day. We often branch various items to remove large rocks, clear inlets, etc. on our way to or from the primary task;

2) The ditches are in good condition throughout the Retreat aside from a few loose fallen rocks. I toss these rocks aside on my travels around the Retreat and will encourage any volunteers to do the same. The ditches require no special attention at this time and are better maintained by the grader than hand labor;

July 17, 2002 2.

3) The small ridges of road material found at the edges of a few of the roads, will be dragged across the road surface by the grader during a future grading cycle and will fill surface blemishes, pot holes, ruts etc. and hand raking them flat at this time is unnecessary;

4) The water truck is in fine running condition. I said on the telephone that the grader can grade road faster than the water truck can wet road. It is simply a mismatch in capabilities. We have been starting watering roads hours before starting grading in one mile segments, but with this weather a lot of the water is being lost to evaporation.

We are preparing to refit the water truck with piping suited to the potential output of the water pump. The benefits will be that the water truck will come closer to matching the pace of the grader, shorter turn around times for each load of water, less water lost to evaporation, less strain on the pump

July 17, 2002 3,

4 (cont.) and pressure system and a cooler running water pump engine;

5) To my knowledge the more critical culverts have been cleared with the exception of the intersection of Buckner Ridge Road and Fighting Elk Court. This is a special condition involving several telephone lines that can be tackled after some other projects are completed. I am correlating various culvert notes from last fall through now and will determine three categories of culverts:

- a) requiring hand work only;
- b) handwork with backhoe;
- c) handwork with water truck for flushing,

Volunteer work on culverts can be deferred until we pass this period of 90° days - perhaps mid August. When people volunteer they are not normally undertaking grueling work during harsh conditions. I will ask committee members Ron Spardin or Gordon Nuttall to organize these culvert parties coordinating the use of the backhoe or water truck with me;

July 12th 2002

Projected Expenditures for Road Maintenance and Snow Removal for second half of 2002

Total Roads and Snow Removal Budget $\$28,500$

Expended to July 12th $(6,200)$
Reserve for Snow Removal (500)
" " Equipment Repairs and Maint. $(1,000)$
" " Payroll $(1,300)$

Balance for future projects 2002 $\$19,800$
(loted by priority)

1) Apply Recycled Asphalt to Miller Fork Rd $\$4,200$
4 mi. Address: 1623 to 1761;

2) Apply Recycled Asphalt to Buckhorn Ridge Rd $\$6,200$
6 mi Address: 875 to 1121;

3) Apply 3/4 Stone to Streamside Dr. $\$2,200$
3 mi Address: 362 to 579;

4) Formalize Easement for Copper Hill $\$1,400$
Encroachment onto Mills Property $\$1,400$
Recommended payment be made from
other administrative account;

July 17, 2002 A.

c) At the end of the growing season I will schedule pruning parties as necessary to clear roadway sightlines. The amount of pruning this year will be much less than what was done last year.

See project list, budget, map and volunteer list (same as last year's with a deletion and one or additions) enclosed.

Sincerely,

John D. Barlow

P.O. Box 96

Glen Haven, Co. 80532

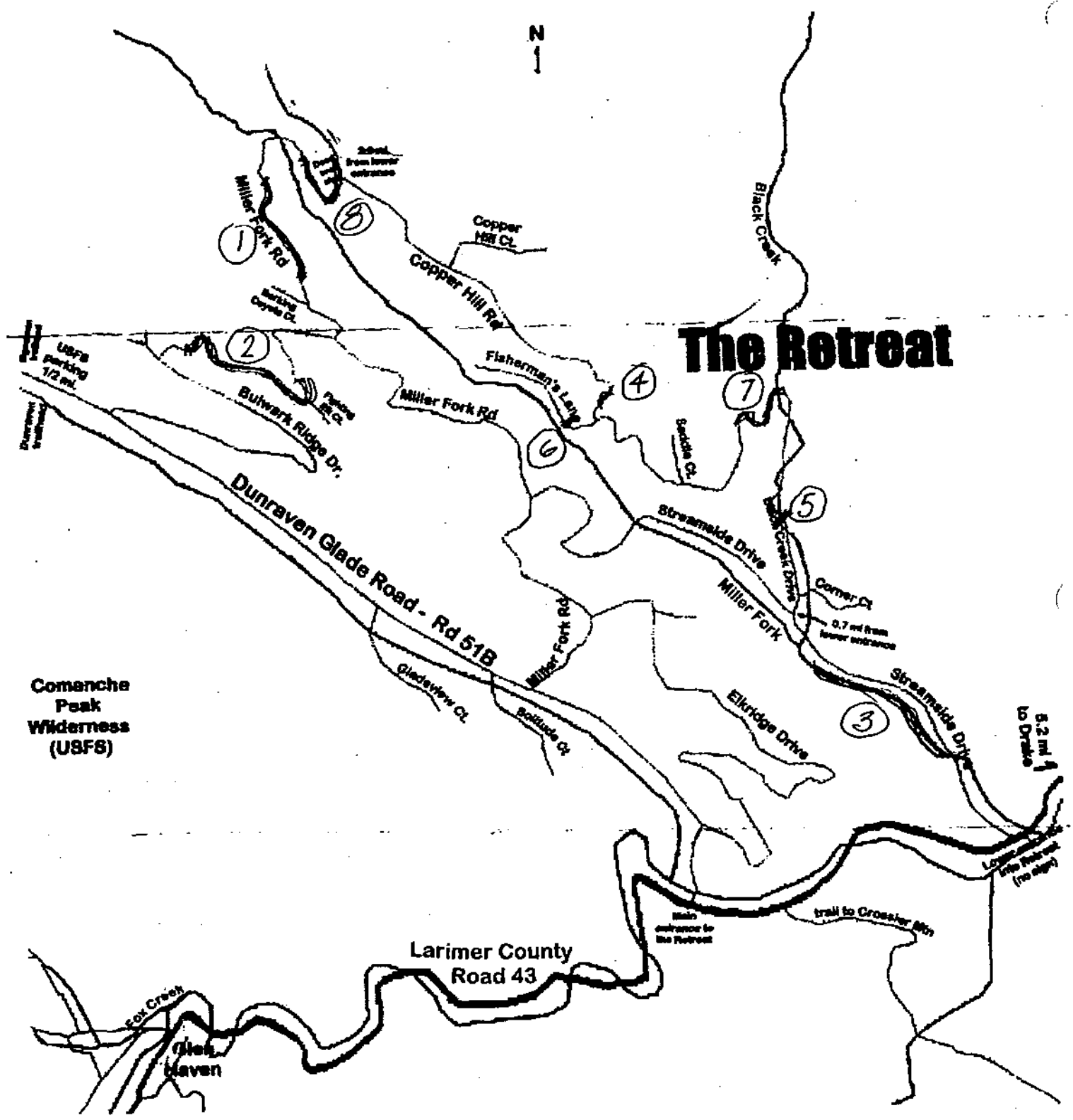
970 586 2582

cc Board Members
Gordon Nuttall
Ron Spurlin

Projected Expenditures (cont.) 7/12/2002

- 5) Replace two 30" culverts that carry Black Creek under Black Creek Drive with new 42" culvert (30' long) 4000
300 Black Creek Drive;
- 6) Replace 15' long damaged cross road culvert at 100 Fisherman's Lane with 22' long salvaged 30" culvert from Black Creek Drive Project; 1400
- 7) Add additional 3/4 stone to scarified section of Copper Hill Rd .2 mi. either side of address: 113 \$ 800
- 8) Apply Recycled Asphalt to NW Miller Fork Rd .25 mi either side of address: 2102, \$ 2,400

Performing all work at the estimated costs would result in a road budget deficit of \$1,400. A review of funds at the September Board Meeting would be timely to decide whether other money is available for transfer to complete work in the fall.



The Retreat

Comanche
Peak
Wilderness
(USFS)

Larimer County
Road 43

6.2 mi
to Drake

main
entrance to
the Retreat

trail to Crosser Mtn

Lower entrance
into the Retreat
(no sign)

0.7 mi from
lower entrance

Corner Ct

Streamside Ct

Copper Hill Ct

Miller Fork Ct

Bulwark Ridge Dr.

USFS parking
1/2 mi.

Miller Fork Rd

Copper Hill Rd

Fishermen's Lake

Miller Fork Rd

Streamside Drive

Miller Fork

Elridge Drive

Gladeview Ct

Goldside Ct

Cox Creek

Star
Haven

2002

Road Maintenance Volunteers

John Barton		586 2582
Joe Barciougn		586 2525
Dennis Bicknell		586 1034
Jim Boyd		586 2407
Ralph Brethauer		577 8619
Ken Cooper	303 986 5070	586 8915
Paul Dingsel		586 6968
James Eldridge		577 1558
Jack & Verma Heidebrecht		586 6647
Kent Mills	970 330 9890	577 7803
Gordon Nuttall		226 2676
Jan Ricker		577 0925
Leon & Mary Ann Satterfield		586 6695
Ron Spurdin		586 9042
Dick Stolte		586 4065
Art Turpin		586 3225
John Craig (snowplow)		577 0807

Retreat Landowners Association, Inc.

Board Meeting Agenda

November 16, 2002

9:30 a.m., Little residence, 22 Saddle Court

- 9:30 a.m. Call to order
 Adopt agenda
 Approval of September Meeting minutes
 Landowner comments
 Board Member comments
- 10:00 a.m. Reports
- a. Treasurer
 - b. Assistant Treasurer/Corresponding Secretary
 - c. Architectural Control committee
 - d. Roads committee
 - e. Environmental
 - f. Open Space committee
 - g. Nominating committee
 - h. Newsletter editor
 - i. Covenant Issues
- 10:40 a.m. Unfinished Business
- a. Water augmentation certificates
 - b. Matlock property concern
- 11:00 a.m. New Business
- a. Bulwark Ridge roads
 - b. Dunraven Glade road committee
 - c. Hunting concerns
- 11:25 a.m. Miscellaneous Business
- 11:30 a.m. Adjournment

RLA BOARD OF DIRECTORS MEETING

September 21, 2002

The meeting was held at the Barraclough Residence

Board members present were Dale Alps, John Barlow, Joe Barraclough, Jim Broomfield, Steve Little, Kent Mills, and Gordon Nuttall. Also, Florentine Belz, Julie Fowler, Jan Ricker and Bill Widmaier.

The meeting was called to order by Kent Mills. The first order of business was the election of new officers. ~~Joe Barraclough nominated Kent Mills for president, seconded by Steve Little, motion carried.~~ As president, Kent Mills called for nominations for vice-president. John Barlow nominated Gordon Nuttall, ~~seconded by Steve Little, motion carried.~~ John Barlow read the duties of the secretary and it was determined the secretary did not have to be an elected member of the Board. Dale Alps nominated Jan Ricker to serve as secretary along with her duties as corresponding secretary, seconded by John Barlow, motion carried. John Barlow also moved that Jan Ricker be designated as the registered agent with the Secretary of State of Colorado for the Retreat Landowners Association, seconded by Steve Little, motion carried. Dale Alps nominated Bill Widmaier to continue to serve as treasurer, seconded by Steve Little, motion carried.

Dale Alps moved the agenda for the meeting be adopted as presented, seconded by Joe Barraclough, motion carried.

Approval of Annual Meeting Minutes: John Barlow moved the minutes of the annual meeting be approved as modified by Jan Ricker and Marcy Trahan. Changes were made to the minutes as submitted regarding Bulwark Ridge and the water issue to correctly reflect what was discussed at the annual meeting. Seconded by Joe Barraclough, motion carried.

Approval of July Board Minutes: Dale Alps moved that minutes of the July Board meeting be approved as corrected. Motion seconded by John Barlow. Page 2 under Fire Station Report "only painting needs to be done" was corrected to read "only painting and removal of fuel tanks needs to be done." Motion carried.

Landowner Comments: John Barlow did follow-up on a landowner's concern about the drain pipe at 2261 Miller Fork Road. It was determined that the pipe belongs to the waste management company and was not properly stored.

Board Member Comments: Kent Mills welcomed new board members Jim Broomfield and Gordon Nuttall.

REPORTS

Treasurer: Bill Widmaier reported for the eight months ending August 31, 2002 receipts totaled \$51,072 consisting of Landowners assessments of \$48,790 and interest and other income of \$2,282. Disbursements totaled \$27,860 consisting of the contribution to GFHVFD of \$11,050, road maintenance and snow removal of \$6,339 and other administrative expenses of \$10,471. The excess of cash receipts over cash disbursements at August 31, 2002 was \$23,212. Signature changes will be made on the bank account; those authorized to sign checks are Joe Barraclough, Kent Mills and Bill Widmaier.

The remaining funds in the Bulwark Ridge account of approximately \$2800 will be used to maintain a portion of the extension of Miller Fork Road up to the gate and turn-around to keep it in "passable" condition. Further discussion of the Bulwark Ridge funds was tabled until the budget meeting.

Assistant Treasurer/Corresponding Secretary: Jan Ricker agreed to take over the duties of assistant treasurer from Marcella Bicknell in addition to those of the corresponding secretary. She reported one ownership change, Lot 29, filing 2 from Kirk and Ruth Harrison to Bart and Michelle Killpack. The membership remains at 222. All 2002 assessments have been paid in full and the Carpenters have paid their road use fee of \$108. Jan also agreed to store the Retreat records at her home that Marvin Gee has kept through the past years.

Jan suggested using a bank for the Retreat's accounts that has a local branch both in Greeley and one in Loveland or possibly Estes Park in place of the Denver bank where the accounts are now kept for the convenience of both the treasurer and assistant treasurer. The Board agreed to have her contact several banking institutions that would be more convenient and receptive to the Retreat's accounts.

Architectural Control Committee: Dennis Bicknell submitted a written report. An application for approval is pending for a driveway across Miller Fork Creek. Building continues at several sites within the Retreat. The ACC has no applications for planned construction in the near future.

Roads Committee: John Barlow submitted a written report. Work continues to up-grade and maintain the roads. The fuel tank on the water truck has been welded, reinforced and reinstalled. A survey of culverts has been made and cleaning done. Gordon Nuttall and Ron Spurlin will coordinate further culvert maintenance. John Barlow suggested the Retreat shop for an acre foot of water for the roads since the supply was cut short this past summer from the rented water. Jim Broomfield asked about the culverts along Dunraven Glade and if there was any involvement from the County with cleaning them out. It was suggested the ACC encourage landowners to use longer culverts to facilitate flushing and cleaning. The County participates very little in their up-keep.

Environmental: Julie Fowler reported for Graham that there are a lot of diseased and dead trees in the Retreat.

Open Space Committee: Joe Barraclough reported he has checked with Van Horn Engineering on the status of surveys done in the past on lower Streamside Drive and the progress on the title search of three deeds to the properties in question. No up-date information available.

Fire Station Committee: Joe Barraclough also reported one old fuel tank at the fire station has been removed and the fire department did not have a completion date to finish painting their fuel tanks. Agland will remove their tank soon.

Nominating Committee: Joe Barraclough announced Pat Guy and Carol Fulton have agreed to serve on the committee for the next election. He will contact current Board members whose terms expire in 2003 if they would be willing to serve again.

Newsletter: Julie Fowler is exploring a labeling program for her computer to print the address labels for the newsletters. She asked for news items and ideas.

UNFINISHED BUSINESS

Covenant Violations: Kent Mills stated he had sent two letters pertaining to violations and each has been resolved. He submitted a form for tracking violations. If there are violations of dogs chasing wildlife they should be reported to the County Sheriff's office. There are fines imposed by the Wildlife Dept. for such offenses. An item pertaining to dog nuisance violations should be included in the next Newsletter.

Water Augmentation Certificates: Kent Mills passed out copies of the amended agreement prepared by attorney Tim Buchanan to transfer the two shares of capitol stock of the Handy Ditch

Company held by the Maitlands to the Retreat. Jan Ricker will sign the agreement as the secretary for the Board of the Retreat Landowners Association; the Maitlands will also sign the documents; the agreed upon costs will be paid and the transfer finalized. Copies of the agreement attached.

McCoy Response: Kent Mills stated he had sent a letter to the McCoys; they paid the balance of their assessment and the issue has been resolved. No lien was filed.

NEW BUSINESS

Winter Potluck: Because attendance was down at last year's winter potluck it was decided not to have one this coming February. Another social activity may be scheduled later in conjunction with the annual meeting.

MISCELLANEOUS BUSINESS

Board Meeting Schedule: The budget meeting was set for Nov. 2nd at 4:00p.m. at the Widmaier cabin. Remaining Board meetings and hosts are as follows: Nov. 16, 2002 - Steve Little; Jan. 18, 2003 - John Barlow; March 15, 2003 - Kent Mills; May 17, 2003 - Jim Broomfield and the annual meeting July 26, 2003.

Fire Department Allocation: It was brought to the attention of the Board that the allocation for the Retreat's donation to the Glen Haven Volunteer Fire Department had not been voted upon or extended at the annual meeting in 2002 and there was no authorization to collect it. It was the consensus of the Board to use a mailed notice to all the landowners requesting their approval of a one year extension of the \$50.00 per landowner donation. The notice would provide a card with postage to be returned to the Board with their consent. This action is needed so that the donation can be included with next year's assessment notice which will be sent out at the end of December 2002.

There was no further business and the meeting was adjourned at 11:30a.m.

FLO BELZ
Recording Secretary

RETREAT LANDOWNERS ASSOCIATION, INC.
 BALANCE SHEET (CASH BASIS)
 August 31, 2002

ASSETS

CASH

Checking	\$171
Savings	110,986
	111,157

EQUIPMENT

Old Equipment	7,000
Road Grader (purchased 1992)	11,325
Ford Bronco (purchased 2001)	3,700
	22,025
Less: Accumulated Depreciation	(19,065)
	2,960

Total Assets \$114,117

LIABILITIES

LIABILITIES

Payroll Taxes Payable	\$0
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NET ASSETS

Total Liabilities & Net Assets \$114,117

Net Assets Consist of:

Current Operating Funds	\$22,693
Contingency Fund	48,683
Bulwark Ridge Fund	2,877
Open Space Fund	36,904
	111,157

Total Cash Funds 111,157

Depreciated Cost of Equipment 2,960

Total Net Assets \$114,117

RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
For the Period January 1, 2002 to August 31, 2002

	ACTUAL	BUDGET	VARIANCE
CASH RECEIPTS:			
Landowners' assessments	\$48,790	\$48,620	\$170
Transfer fees	600	1,000	(400)
Interest income	1,516	1,500	16
Other income including landowner late fees	166	0	166
Total Cash Receipts	<u>51,072</u>	<u>51,120</u>	<u>(48)</u>
CASH DISBURSEMENTS:			
Accounting	320	350	30
Administration:			
Office Supplies	239	750	511
Postage	183	300	117
Secretarial	160	350	190
Long Distance Telephone	121	400	279
Travel	.	100	100
Miscellaneous	88	500	412
Newsletter Postage & Copying	478	1,000	522
Newsletter Editor Expenses	700	700	0
Membership Directories	271	250	(21)
Social Events & Annual Meeting	1,405	1,000	(405)
Donations - Fire Department	11,050	11,050	0
Environmental	295	1,000	705
Insurance	3,528	3,500	(28)
Legal fees	2,133	5,500	3,367
Membership	250	255	5
Water Assessment	300	250	(50)
Snow Removal	18	2,500	2,482
Road maintenance			
Payroll, Payroll Taxes & Insurance	1,838	4,500	2,662
Culvert-Upgrade		500	500
Road Base & Supplies	115	17,000	16,885
Education		500	
Equipment Repairs & Maintenance	3,485	2,500	(985)
Equipment Fuel	883	1,000	117
Equipment Purchases (Note)			0
Total Cash Disbursements	<u>27,860</u>	<u>55,755</u>	<u>27,895</u>
Excess of Cash Receipts over Cash Disbursements	<u>23,212</u>	<u>(\$4,635)</u>	<u>\$27,847</u>
Cash balances January 1, 2002	<u>87,945</u>		
Cash balances August 31, 2002	<u>\$111,157</u>		

Retreat Landowners Association
Statement of Changes in Cash Funds
2002

	Total Cash	Current Operating	Contingency	Bulwark Ridge	Open Space
BALANCES Jan 1, 2002	\$87,945	\$0	\$48,683	\$2,839	\$36,423
2002 Net Cash Receipts	23,212	22,693		38	481
Balances August 31, 2002	\$111,157	\$22,693	\$48,683	\$2,877	\$36,904

RLA Check Register

7/26'2 Through 9/18'2

9/18'2

RLA-Checking

Date	Num	Description	Memo	Category	Clr	Amount
<u>Checking</u>						
7/27'2	4005	Julie Fowler	Postage & Copies	--Split--	x	-158.47
7/27'2	4006	Joe Barraclough	Copies - Open...	Administratio...	x	-22.69
7/27'2	4007	Glen Haven Ge...	Annual Meeting	Annual Meeting	x	-64.77
7/27'2	4008	Ralph Brethauer	Wages & Exp R...	--Split--	x	-440.26
7/27'2	4009	Paul Dingel	Wages 25 Hr @...	--Split--	x	-230.87
7/27'2	4010	John Barlow	Various - Ann...	--Split--	x	-37.39
7/27'2	4011	Flo Belz	Secretary	Administratio...	x	-40.00
7/27'2	4012	Esther Russell	Parliamentarian	Annual Meeting	x	-145.00
7/29'2	4013	AT&T	L.D. Telephone	Administratio...	x	-36.65
7/29'2	4014	Bill Widmaier	Copies - Annu...	Administratio...	x	-15.81
7/31'2	4015	Marv Gee	Postage - Ann...	--Split--	x	-68.99
8/8'2	4016	Agland, Inc	Fuel	Road Maint. Fuel	x	-568.46
8/9'2	4017	Staffing Solu...	Annual Meetin...	Annual Meeting	x	-150.00
8/16'2	4018	Van Horn Engi...	Right of Way	Environmental	x	-295.00
8/23'2	4019	Guiducci & Gu...	Legal Fees	Legal Fees		-445.14
8/26'2	4020	AT&T	LD Phone	Administratio...		-23.16
9/5'2	4021	Janice Ricker	Postage - Dir...	Administratio...		-22.26
9/16'2	4022	Pinnacol Assu...	Workers Comp	Payroll WC Ins		-517.00
8/27'2		Landowners	Transfer Fee	--Split--	x	100.00
9/3'2		McCoy	Balance of As...	Assessments		2.67
8/7'2		Bank One	Transfr from ...	[MM1-Continge...	x	1,000.00
7/30'2		Bank One	Transfr from ...	[MM1-Continge...	x	1,000.00
9/16'2		Big Thompson ...	Deposit for A...	Annual Meeting		100.00
9/17'2		Bank One	Transfer	[MM1-Continge...		1,000.00
Total Checking						-79.25

ASSISTANT TREASURER REPORT

September 21, 2002

Board of Directors Meeting
Retreat Landowners Association

There has been one ownership change since the last Board meeting:

Bart and Michelle Killpack bought 2:[29] from Kirk and Ruth Harrison.

The current membership remains at 222. All 2002 assessments have been paid in full, and the Carpenter's have now paid their road use fee of \$108.

Finally, I've agreed to take over the Assistant Treasurer's position from Marcella Bicknell, who seemed unusually cheerful as she turned over all the files to me.

Jan Ricker
Assistant Treasurer/Corresponding Secretary

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

September 18, 2002

TO: The Retreat Board of Directors

The Architectural Control committee wishes to advise the RLA Board of Directors of its activities since the last written report of July 22, 2002. One application has been received from Jesse and Becky Quinby, Lot 28 Filing 1, for a driveway which involves a stream crossing of Miller Fork Creek. Approval is pending. It should be noted that there is a set of guidelines for precautions to be taken for such work; Quinbys have been furnished this material. The last Miller Fork crossing was quite well done.

Work continues at a number of sites within the Retreat. At the present time, the ACC does not know of any more planned construction in the near future.

For The ACC



ACCBDS02

RLA ROADS REPORT 9.21.02

Activities since July 02 Annual Meeting

Roads

- Haul and grade approximately 60 loads of recycled asphalt to west end of Retreat on Bulwork Ridge and Miller Fork Roads;
- Remove fallen rocks by hand and loader;
- Partial Grading following rains. Will continue after hauling recycled asphalt;
- Will continue on plan developed in July.

Equipment

- Reinforce fuel tank bracket by welding and reinstall fuel tank on water truck;
- Buy and install three additional scarifier shanks and teeth for grader;

Culverts

- Expanded culvert condition survey with help from Jan Ricker, and Leon and MaryAnn Satterfield;
- Performed scattered culvert clearing;
- Coordinating further culvert maintenance with Gordon Nutall and Ron Spurlin.

Water

- Suggest we shop for an acre foot for RLA. Prior to this year and acre foot cost \$2400 to 3000.

OPEN SPACE COMMITTEE

Received letter from Dennis Bicknell regarding a survey done by Cecil Osborne of Ft. Morgan for the Maitlands. Mr. Osborne is deceased and his family donated some of his papers to the library. I went to Ft. Morgan and found only his maps. His son-in-law, a volunteer at the library, told me that all his other papers were destroyed. Lonnie Sheldon of Van Horn Assoc. will check with Larimer County to see if the Osborne survey has been filed. The title search on the 3 deeds in question on lower Streamside has been completed, but Sheldon had not received the report as of Sept. 20.

FIRE STATION COMMITTEE

Tom Housewright said he would get paint to match and paint their fuel tanks. He has given me no completion date. Jay Bedford, Agland, Inc. has removed one tank and will try to remove another next week. He will also furnish me with the name of a man in Estes who deals in scrap metal and has taken tanks from Agland.

NOMINATING COMMITTEE

Pat Guy and Carol Fulton have agreed to serve on the committee. I have not been able to contact Duke Sumonia, but hope he will agree to remain on the committee. I will be contacting current board members whose terms expire next year to see if they intend to run again.

Retreat Landowners Association, Inc.

Board Meeting Agenda

November 16, 2002

9:30 a.m., Little residence, 22 Saddle Court

- 9:30 a.m. Call to order
 Adopt agenda
 Approval of September Meeting minutes
 Landowner comments
 Board Member comments
- 10:00 a.m. Reports
- a. Treasurer
 - b. Assistant Treasurer/Corresponding Secretary
 - c. Architectural Control committee
 - d. Roads committee
 - e. Environmental
 - f. Open Space committee
 - g. Nominating committee
 - h. Newsletter editor
 - i. Covenant Issues
- 10:40 a.m. Unfinished Business
- a. Water augmentation certificates
 - b. Matlock property concern
- 11:00 a.m. New Business
- a. Bulwark Ridge roads
 - b. Dunraven Glade road committee
 - c. Hunting concerns
- 11:25 a.m. Miscellaneous Business
- 11:30 a.m. Adjournment

RLA BOARD MEETING

November 16, 2002

The meeting was held at the Little residence

Board members present were Dale Alps, John Barlow, Joe Barraclough, Jim Broomfield, Steve Little, Kent Mills and Gordon Nuttall. Also, Florentine Belz, Graham Fowler, Jan Ricker, Bill Widmaier and landowners Mike Barlow, Laurene Nicholl and Duke Sumonia.

The meeting was called to order by president Kent Mills. John Barlow moved the agenda be adopted as presented, seconded by Steve Little, motion carried.

Approval of Minutes: Minutes of the September meeting were amended in the last paragraph page 3 "that after further review it was found that the donation to the GHVFD had previously been extended for two years and no action was needed at this year's annual meeting." Moved by Joe Barraclough to approve the minutes as amended, seconded by Gordon Nuttall; motion carried.

Landowner Comments: Graham Fowler brought to the Board's attention the Retreat sign at the main entrance is in need of repair or replacement. He also mentioned an unsightly abandoned car in Glen Haven. Several other members were also aware of it. These items will be addressed at the next meeting.

Board Member Comments: Joe Barraclough reported all work has been completed at the fire station, the old tanks removed at no cost and the Fire Station committee dissolved.

REPORTS

Treasurer: Bill Widmaier reported for the ten months ending October 31, 2002, receipts totaled \$51,261 consisting of landowners assessments - \$48,793 and interest and other income - \$2,468. Disbursements totaled \$44,118 consisting of contributions to the Glen Haven Volunteer Fire Department - \$11,050, road maintenance and snow removal - \$21,828, and other administrative expenses - \$11,240. The excess of cash receipts over cash disbursements at October 31, 2002 was \$7,143. Jim Broomfield asked if the savings accounts were earning the maximum interest possible; after discussion it was decided not to take any action until next spring when a new bank may be selected for the Retreat's accounts. Dale Alps moved the treasurer's report be accepted, seconded by Joe Barraclough, motion carried. The budget for 2003 was presented and annual dues for 2003 were set at \$220.00 per landowner. Dale Alps moved the budget be accepted as presented, seconded by Steve Little; motion carried. Report attached.

Assistant Treasurer/Corresponding Secretary: Jan Ricker had nothing to report.

Architectural Control Committee: Dennis Bicknell submitted a written report. An application for a driveway crossing for Lot 28, filing 1 on Streamside Drive was submitted and approved. No other applications are pending.

Roads Committee: John Barlow submitted a written report; snowplowing was done once this fall. One trip around of grading is scheduled for November. The snowplow starter needs repairs of approximately \$100.00. Kent Mills asked for clarification of the amount of plowing and road maintenance expected by the landowners in the old Bulwark Ridge subdivision which is now a part of the Retreat. Review of the merger agreement did not define the extent of road maintenance. Presently snowplowing is done as a courtesy to the Gilmore property as it provides a place to turn around but the Retreat is under no obligation to plow back beyond there. Steve Little moved the Retreat Board recognizes that the roads in the former Bulwark Ridge subdivision are the responsibility of the owners there, seconded by Jim Broomfield; motion carried and tabled for further discussion at the next Board meeting.

Environmental Committee: Graham Fowler reported that most of the dead trees in the Retreat were attacked by mistletoe and should be removed to eliminate fire danger and spread of the disease. This should be a Newsletter item and action taken in the spring after checking for the worst infestations of beetles which attack the weakened trees.

Newsletter: Graham reported for Julie Fowler that the next issue will contain the minutes of the Annual Meeting and he asked for any other news items. An announcement of next years dues will be included and the Newsletter mailed on Dec. 26th. Kent Mills offered to handle the issue of printing labels and obtain the appropriate user friendly software.

Open Space Committee: Joe Barraclough distributed copies of a letter from Van Horn Engineering regarding the right-of-way for the lower entrance to the Retreat describing existing easements as taken from old deeds. To continue the research permission needs to be obtained from present landowners along that portion of Streamside Drive to help locate quarter section corners and topographic features. Van Horn estimates the cost to be approximately \$2,500 for field work and office time. Steve Little moved the Board authorize the expenditure necessary for the continuation of this process to establish the right-of-way there, seconded by John Barlow. Motion carried. Letter attached.

Nominating Committee: Joe Barraclough reported that Duke Sumonia has agreed to continue on the nominating committee for 2003. Terms of three Board members expire.

Covenant Issues: Two trailer violations (Cook and Nelson) still need to be resolved. Kent Mills stated he had received another letter from Mr. Klausner regarding the Matlock property which adjoins his. Kent will write Mr. Matlock giving him sixty days to comply after which time the violations will be turned over to Mr. Guducci, legal counsel, to take action.

UNFINISHED BUSINESS

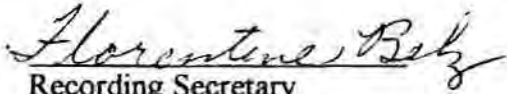
Water Augmentation Certificates: The Maitlands asked for the wording to be amended on several points in the agreement regarding the transfer of the certificates. Marcy Trahan will continue working on this issue to bring it to completion and have the transfer made.

NEW BUSINESS

Bulwark Ridge Roads: Addressed above under Road Committee.

Dunraven Glade Road Committee: Kent Mills suggested a committee be set up to monitor the roads in that area and to coordinate the efforts of the landowners to improve Dunraven. Jim Broomfield submitted a stated purpose for the committee and said that landowner Merlin Friedrichsen would be willing to chair such a committee. After further discussion it was the consensus of the Board to designate it the "Dunraven Glade Committee" to address other concerns of the landowners there and to establish better relationships with them. A report from it will be added to the Board meeting agenda. Jim Broomfield will follow up on this recommendation and contact Mr. Friedrichsen.

There was no further business. Dale Alps moved the meeting be adjourned at 11:05a.m., seconded by John Barlow. Motion carried.


Recording Secretary

RETREAT LANDOWNERS ASSOCIATION, INC.
BALANCE SHEET (CASH BASIS)
 October 31, 2002

ASSETS

CASH

Checking	\$928
Savings	94,160
	95,088

EQUIPMENT

Old Equipment	7,000
Road Grader (purchased 1992)	11,325
Ford Bronco (purchased 2001)	3,700
	22,025
Less: Accumulated Depreciation	(19,065)
	2,960

Total Assets \$98,048

LIABILITIES

LIABILITIES

Payroll Taxes Payable	\$29
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NET ASSETS

98,019

Total Liabilities & Net Assets \$98,048

Net Assets Consist of:

Current Operating Funds	\$6,560
Contingency Fund	48,683
Bulwark Ridge Fund	2,882
Open Space Fund	36,963
	95,088

Total Cash Funds

Depreciated Cost of Equipment	2,960
-------------------------------	-------

Total Net Assets \$98,048

RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
For the Period January 1, 2002 to October 31, 2002

	ACTUAL	BUDGET	VARIANCE
CASH RECEIPTS:			
Landowners' assessments	\$48,793	\$48,620	\$173
Transfer fees	600	1,000	(400)
Interest income	1,692	1,500	192
Other income including landowner late fees	176	0	176
Total Cash Receipts	<u>51,261</u>	<u>51,120</u>	<u>141</u>
CASH DISBURSEMENTS:			
Accounting	320	350	30
Administration:			
Office Supplies	259	750	491
Postage	237	300	63
Secretarial	200	350	150
Long Distance Telephone	138	400	262
Travel		100	100
Miscellaneous	297	500	203
Newsletter Postage & Copying	593	1,000	407
Newsletter Editor Expenses	700	700	0
Membership Directories	271	250	(21)
Social Events & Annual Meeting	1,305	1,000	(305)
Donations - Fire Department	11,050	11,050	0
Environmental	390	1,000	610
Insurance	3,680	3,500	(180)
Legal fees	2,300	5,500	3,200
Membership	250	255	5
Water Assessment	300	250	(50)
Snow Removal	18	2,500	2,482
Road maintenance			
Payroll, Payroll Taxes & Insurance	2,883	4,500	1,617
Culvert Upgrade		500	500
Road Base & Supplies	14,346	17,000	2,654
Education		500	
Equipment Repairs & Maintenance	3,698	2,500	(1,198)
Equipment Fuel	883	1,000	117
Equipment Purchases (Note)			0
Total Cash Disbursements	<u>44,118</u>	<u>55,755</u>	<u>11,637</u>
Excess of Cash Receipts over Cash Disbursements	<u>7,143</u>	<u>(\$4,635)</u>	<u>\$11,778</u>
Cash balances January 1, 2002	<u>87,945</u>		
Cash balances October 31, 2002	<u>\$95,088</u>		

Retreat Landowners Association
Statement of Changes in Cash Funds
2002

	Total Cash	Current Operating	Contingency	Bulwark Ridge	Open Space
BALANCES Jan 1, 2002	\$87,945	\$0	\$48,683	\$2,839	\$36,423
2002 Net Cash Receipts	7,143	6,560		43	540
Balances October 31, 2002	\$95,088	\$6,560	\$48,683	\$2,882	\$36,963

RLA Check Register

9/15'2 Through 11/14'2

1/14'2

Page 1

A-Checking

Date	Num	Description	Memo	Category	Clr	Amount
<u>Checking</u>						
9/16'2	4022	Pinnacol Assu...	Workers Comp	Payroll WC Ins	x	-517.00
9/21'2	4023	John Barlow	Equip. Repairs	--Split--	x	-208.58
9/21'2	4024	Janice Ricker	Copies & Postage	--Split--	x	-41.95
9/21'2	4025	Van Horn Engi...	Right of Way	Environmental	x	-95.00
9/21'2	4026	Victory Sales...	Misc. Supplies	Administratio...	x	-108.02
9/21'2	4027	Secretary of ...	Bi annual report	Administratio...	x	-25.00
9/21'2	4028	Flo Belz	Secretary & E...	--Split--	x	-43.00
9/21'2	4029	Bill Widmaier	Copies - Boar...	Administratio...	x	-6.24
9/23'2	4030	Julie Fowler	Postage & Copies	--Split--	x	-115.02
9/26'2	4031	AT&T	LD Phone	Administratio...	x	-6.36
9/30'2	4032	Guiducci & Gu...	Legal Fees	Legal Fees	x	-73.00
10/1'2	4033	U.S. Treasury	FICA & Medica...	--Split--	x	-97.92
10/2'2	4034	A-1 Parts	Parts	Road Maint.:R...	x	-4.93
10/4'2	4035	N.E. Kitchen,...	Road Base	Road Maint.:R...	x	-14,230.75
10/4'2	4036	Ralph Brethauer	31 HR @ \$15	--Split--		-429.43
10/29'2	4037	AT&T	LD Phone	Administratio...		-11.04
10/29'2	4038	Guiducci & Gu...	Legal Fees	Legal Fees		-93.80
10/29'2	4039	First Natl Ba...	Safe Deposit Box	Administratio...	x	-75.00
10/29'2	4040	State Farm In...	Auto - Chev T...	Insurance		-151.80
11/4'2	4041	Timothy Bucha...	Legal - Water...	Legal Fees		-526.59
11/4'2	4042	Bill Widmaier	Copies - Boar...	Administratio...		-4.28
10/16'2		Landowners	Transfer Fee	--Split--	x	100.00
10/4'2		Bank One	Transfer	[MM1-Continge...	x	15,000.00
10/1'2		Bank One	Transfer	[MM1-Continge...	x	1,000.00
9/23'2		Ronald Langton	Ad in newsletter	Other Income	x	10.00
9/17'2		Bank One	Transfer	[MM1-Continge...	x	1,000.00
9/16'2		Big Thompson ...	Deposit for A...	Annual Meeting	x	100.00
Total Checking						345.29

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

November 15, 2002

TO: The Retreat Board Of Directors

The Architectural Control Committee wishes to report its activities to the board since the last written report of September 18, 2002. That report indicated that an application had been received from Jesse and Becky Quimby, Lot 28, Filing 1, Streamside Drive for a driveway crossing to be made on Miller Fork Stream. Subsequent to that report, approval was granted.

There are no applications pending.

For The ACC,

Dennis R. Bicknell

ACCBDN02

RLA Board Meeting

November 16, 2002

ROADS

- Plowed 14" of snow in one storm.
Actual accumulation on roads was 10";
- Hand removal of rocks;

PLANNED WORK

- Plan to perform one circuit of grading during November;

EQUIPMENT

- Starter on Snow Plow needs service;
- Additional Grader Blades purchased.

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

2003 BUDGET WORKSHEET

	2002 To 11/30	2002 Budget	2003 Budget
CASH RECEIPTS:			
Landowners' assessments (222 @ \$220)	\$48,793	\$48,620	\$48,840
Transfer fees	600	1,000	1,500
Interest income	1,692	1,500	1,500
Other income including landowner late fees	176		
Total Cash Receipts	51,261	51,120	51,840
CASH DISBURSEMENTS:			
Accounting (CPA fee)	320	350	350
Administration:			
Office supplies	259	750	500
Postage	237	300	300
Secretarial	200	350	250
Long Distance Telephone	138	400	200
Travel		100	100
Miscellaneous	297	500	400
Newsletter Postage & Copying & Supplies	593	1,000	1,000
Newsletter Editor's Expenses	700	700	700
Membership Directories	271	250	300
Social Events & Annual Meeting	1,305	1,000	1,000
Donations - fire department	11,050	11,050	11,100
Environmental	390	1,000	1,000
Insurance	3,680	3,500	4,000
Legal fees	2,300	5,500	2,500
Streamside Entry - (survey, etc.)			2,500
Membership	250	255	0
Water Certificates			3,500
Water Assessment - Annual	300	250	300
Road maintenance			
Payroll, Payroll Taxes & Insurance	2,883	4,500	4,000
Snow Removal - Labor	18	2,500	1,500
Road Base & Supplies	14,346	17,000	17,000
Culvert Upgrade		500	1,000
Education		500	0
Equipment Repairs & Maintenance	3,698	2,500	2,500
Equipment Fuel	883	1,000	1,000
Total Cash Disbursements	44,118	55,755	57,000
Excess of Cash Receipts over Cash Disbursements	\$7,144	-\$4,635	-\$5,160