

Retreat Landowners Association, Inc.

Board Meeting Agenda

January 18, 2003

9:30 a.m., Barlow residence, 24 Black Creek Drive

- 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
 - j. Dunraven Glade committee
- 10:40 a.m. Unfinished Business
- a. Water augmentation certificates
 - b. Matlock property concern
 - c. Bulwark Ridge roads
 - d. Main Entry Sign
 - e. White car in Glen Haven
 - f. Retreat label program ?
- 11:00 a.m. New Business
- a. Underground water storage
 - b. New Treasurer
- 11:25 a.m. Miscellaneous Business
- 11:30 a.m. Adjournment

RLA BOARD MEETING
January 18, 2003
The meeting was held at the Barlow residence

Board members present were John Barlow, Steve Little, Kent Mills and Gordon Nuttall. Also, Florentine Belz, Ernie and Lila Conrad, Julie Fowler, Bill Widmaier, Jan Ricker, Marcy Trahan and landowner Duke Sumonia.

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

Approval of Minutes: Minutes of the November 2002 meeting were amended on page two under Road Committee at end of paragraph to read "seconded by Jim Broomfield; postponed for further discussion." Under Newsletter third line should read "and the statements mailed Dec. 26th" instead of "Newsletter" mailed. Steve moved minutes be approved as amended, seconded by John, motion carried.

Landowner Comments: Duke Sumonia had a question about auditing the books and the need for hiring the attorney and a parliamentarian for the annual meeting. Marcy Trahan commented on a hunting incident and that it was resolved.

Board Member Comments: Kent Mills reported hunters are frequently seen driving into the Retreat and that no hunting is permitted on private land. It was the consensus of the Board more signs are needed to warn hunters that it is illegal to hunt within the Retreat and it's not to be crossed to gain access to Forest Service land. Landowners should be reminded by an item in the Newsletter to not give permission to hunters to enter the Retreat.

REPORTS

Treasurer: Bill Widmaier reported for the year ending Dec. 31, 2002, receipts total \$51,859 consisting of landowner assessments - \$48,793 and interest and other income - \$3,066. Disbursements totaled \$50,220 consisting of the contribution to the GHVFD \$11,050, road maintenance and snow removal - \$22,922, and other administrative expenses - \$16,248. The excess over cash disbursements at Dec. 31, 2002 was \$1,639. In addition, financial statements for the first 15 days of 2003 report assessments collected totaling \$17,600. In response to a landowner's inquiry about an audit of the books, it was determined from the by-laws that they do not call for an independent audit and that the process the Board uses by having the CPA do an independent review is sufficient. Moved by Steve and seconded by John to accept the treasurer's report. Motion carried. Report attached.

Assistant Treasurer/Corresponding Secretary: Jan Ricker reported one change of ownership, lot 32 fil. 2 from Thomas to Stout; the number of landowners remains at 222. As of Jan. 17, 2003, 129 landowners have paid their current assessment.

Architectural Control Committee: Dennis Bicknell submitted a written report. Several landowners are replacing decks, a driveway was started on lot 32, fil. 2 and application forms for homes were requested. No applications are pending. Report attached.

Roads Committee: John Barlow submitted a written report and listed activities since November in the Retreat and the former Bulwark Ridge Subdivision. He asked for a name designation for the road into that area and if it should be a continuation of Miller Fork Road. He will check with County Planning if there is an existing name assigned. Discussion followed on plowing that section of the road and if it would be necessary when homes are built back there. It would be about a mile distance and John felt the committee could take on the maintenance of the road without it being a financial burden and plowed at the committee's discretion appropriate to the kind of traffic it gets.

Regarding the culvert for Black Creeek Drive, Kent Mills stated that Dale Alps could not do the installation unless he was no longer on the Board as it would be a conflict of interest and the work needs to be bid competitively. Steve brought up the actual need for doing the work at this time and made a motion to not replace the existing culverts, seconded by Gordon. Discussion followed about the capacity of the culverts in place and the danger of jamming with debris. It was the decision of the Board to return for a refund the 42 inch culvert that had been delivered. Motion carried.

Ernie Conrad brought to the attention of the road committee the unsightly storage of material and equipment at the end of Corner Court. He suggested the items be stored near the fire station on the unleased portion of the Commons area. The committee agreed to move the equipment and remove the road materials as they are used up. Some site work may be needed to prepare a storage place for the equipment; future loads of road materials could possibly be dumped at other cul-de-sacs close to areas where needed. A replacement for the position of road committee chairman will be discussed at the March meeting.

Environmental Committee: Julie Fowler reported for Graham that letters are being sent to landowners with diseased trees that need to be treated or removed on their properties.

Open Space Committee: Kent Mills reported he and Joe Barraclough are working with Van Horn Engineering to determine the right-of-way on lower Streamside Drive and have spoken with some of the landowners so survey pins can be set.

Nominating Committee: No report.

Newsletter Editor: Julie Fowler said the Niwot post office will require that Newsletters be mailed in envelopes. She is now able to print the addresses on her computer.

Covenant Issues: Kent Mills sent a letter Jan. 6, 2003 to Al Matlock citing the covenant violations on his property for which complaints have been received from adjacent

landowners. Mr. Matlock has until March 31, 2003 to comply or the matter will be turned over to the attorney. Copy of letter attached. No other violations are pending.

UNFINISHED BUSINESS

Dunraven Glade Committee: Merlin Friedrichsen has agreed to chair the committee and attend Board meetings to represent landowners on Dunraven Glade with their concerns.

Water Augmentation Certificates: Marcy Trahan reported some corrections were needed to the most recent documents and to change the transfer of the certificates to another "public entity" rather than the "Forest Service" as stated; it would then hold the property in public trust since Maitland's negotiations with the Forest Service had failed in the land transfer. Other minor corrections were made to the exhibits by the attorney for the Retreat. His resolution was read to authorize the RLA Board's officials to sign the documents. John Barlow moved to approve the resolution accepting the changes in the documents as read, seconded by Steve Little, motion carried. Signatures need to be witnessed by a notary, certificates delivered in hand to the RLA and payment made to the Maitlands. Kent Mills will oversee this process.

Assessments to the Handy Ditch Company who issued the certificates need to be paid when due for the ensuing year.

Main Entry Sign: The sign is unstable and in need of repairs. New posts will be installed when weather permits. John Barlow volunteered to oversee the work.

NEW BUSINESS

Underground Water Storage: A request was made by the GHVFD to install underground water storage tanks around the Retreat for fighting fires. Several sites were suggested that would provide gravity flow. No action was taken.

New Treasurer: Kent Mills moved to name Lila Conrad as the new treasurer of the Retreat to replace Bill Widmaier, seconded by Steve Little, motion carried. Steve also moved that new bank accounts be set up at Key Bank in Estes Park for convenience, seconded by Gordon Nuttall, motion carried. Kent Mills, John Barlow and Lila Conrad will be authorized to sign on the accounts. Lila will take over the duties of treasurer immediately and Bill agreed to help her until the annual meeting in July. A motion was made by Steve and seconded by Gordon to convey the Board's appreciation and thanks for Bill's years of dedicated service. A notice in the Newsletter should announce this change and express thanks for his excellent handling of the treasurer's position. The safety deposit box will remain at the First National Bank in Estes Park until another becomes available at Key Bank.

Miscellaneous Business: An old copy machine belonging to the Retreat was disposed of at no cost and donated to the recording secretary.

There was no further business. Steve moved the meeting be adjourned at 11:15a.m., seconded by Gordon. Motion carried.

Florentine Kelly
Recording Secretary

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

ASSETS

CASH

Checking	\$524
Savings	89,060
	89,584

EQUIPMENT

Old Equipment	7,000
Road Grader (purchased 1992)	11,325
Ford Bronco (purchased 2001)	3,700
	22,025
Less: Accumulated Depreciation	(20,249)
	1,776

Total Assets \$91,360

LIABILITIES

LIABILITIES

Payroll Taxes Payable	\$0
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NET ASSETS

91,360

Total Liabilities & Net Assets \$91,360

Net Assets Consist of:

Current Operating Funds	\$883
Contingency Fund	48,683
Bulwark Ridge Fund	2,894
Open Space Fund	37,124
	89,584

Total Cash Funds 89,584

Depreciated Cost of Equipment 1,776

Total Net Assets \$91,360

RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
For the Year Ending December 31, 2002

	ACTUAL	BUDGET	VARIANCE
CASH RECEIPTS:			
Landowners' assessments	\$48,793	\$48,620	\$173
Transfer fees	800	1,000	(200)
Interest income	2,090	1,500	590
Other income including landowner late fees	176	0	176
Total Cash Receipts	<u>51,859</u>	<u>51,120</u>	<u>739</u>
CASH DISBURSEMENTS:			
Accounting	320	350	30
Administration:			
Office Supplies	387	750	363
Postage	438	300	(138)
Secretarial	240	350	110
Long Distance Telephone	145	400	255
Travel		100	100
Miscellaneous	325	500	175
Newsletter Postage & Copying	792	1,000	208
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	1,473	1,000	(473)
Insurance	6,443	3,500	(2,943)
Legal fees	2,860	5,500	2,640
Membership	250	255	5
Water Assessment	300	250	(50)
Snow Removal	18	2,500	2,482
Road maintenance			
Payroll, Payroll Taxes & Insurance	3,060	4,500	1,440
Culvert Upgrade	588	500	(88)
Road Base & Supplies	14,291	17,000	2,709
Education		500	
Equipment Repairs & Maintenance	4,082	2,500	(1,582)
Equipment Fuel	883	1,000	117
Total Cash Disbursements	<u>50,220</u>	<u>55,755</u>	<u>5,535</u>
Excess of Cash Receipts over Cash Disbursements	<u>1,639</u>	<u>(\$4,635)</u>	<u>\$6,274</u>
Cash balances January 1, 2002	<u>87,945</u>		
Cash balances December 31, 2002	<u><u>\$89,584</u></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	1,639	883		55	701
Balances December 31, 2002	\$89,584	\$883	\$48,683	\$2,894	\$37,124

Transaction Report

11/15'2 Through 12/31'2

./16'3

Page

LA-Bank 1 Checking

Date	Num	Description	Memo	Category	Clr	Amount
BALANCE 11/14'2						496.65
11/16'2	4043	Janice Ricker	Copies & Postage	--Split--	x	-12.69
11/16'2	4044	Joe Barraclough	Misc Supplies	Administratio...	x	-3.88
11/16'2	4045	John Barlow	misc supplies	--Split--	x	-17.90
11/16'2	4046	Flo Belz	Secretary	Administratio...	x	-40.00
11/16'2	4047	Industrial Sa...	Blades	Road Maint.:R...	x	-194.80
11/16'2	4048	Bill Widmaier	Copies - Boar...	Administratio...	x	-6.09
11/20'2	4049	Guiducci & Gu...	Legal Fees	Legal Fees	x	-33.00
11/27'2	4050	AT&T	LD Phone	Administratio...	x	-5.41
11/27'2	4051	Brown & Brown...	D & O Liab Insur	Insurance	x	-1,150.00
11/27'2	4052	State Farm In...	Auto - Bronco	Insurance	x	-275.32
11/29'2		Bank One	transfer	[MM1-Continge...	x	2,500.00
12/7'2	4053	Larimer Count...	License - Che...	Road Maint.:R...	x	-146.50
12/7'2	4054	New England B...	Assessment en...	Administratio...	x	-55.15
12/7'2	4055	U.S.D.A.Fores...	Right of Way	Administratio...	x	-75.00
12/7'2	4056	Janice Ricker	Postage	--Split--	x	-12.41
12/7'2	4057	Postmaster	postage - treas.	Administratio...	x	-37.00
12/12'2	4058	Van Horn Engi...	Right of Way	Environmental	x	-1,082.50
12/12'2		Bank One	from savings	[MM1-Continge...	x	1,000.00
12/19'2	4059	Mountain Prin...	Annual Fee No...	Administratio...	x	-48.47
12/19'2	4060	Janice Ricker	Postage	--Split--	x	-88.75
12/20'2	4061	Julie Fowler	Postage & Copies	--Split--	x	-198.97
12/20'2	4062	The Travelers...	Insurance	Insurance	x	-1,338.00
12/23'2		Bank One	from savings	[MM1-Continge...	x	2,000.00
12/26'2	4063	Larimer Count...	License - Bronco	Road Maint.:R...	x	-24.50
12/26'2	4064	Postmaster	PO Box Rent	Administratio...	x	-50.00
12/26'2	4065	Bill Widmaier	File Folders	Administratio...	x	-14.45
12/26'2		Landowners	Transfer Fee	--Split--	x	100.00
12/27'2	4066	Ralph Brethauer	5.5 hrs @ \$15	--Split--	x	-76.19
12/27'2	4067	AT&T	LD Phone	Administratio...	x	-1.70
12/31'2	4068	U.S. Treasury	FICA & Medica...	--Split--	x	-83.76
12/31'2	4069	U.S. Treasury	Fed. U.C. Tax	--Split--	x	-17.44
12/31'2	4070	Dales Excavating	Culvert	Road Maint.:C...	x	-587.50
12/31'2		Al Cunningham	Void Ck #3905	Administratio...	x	50.00
12/31'2		City of Lovel...	Void Ck #3985	Road Maint.:R...	x	55.00
TOTAL 11/15'2 - 12/31'2						27.62
BALANCE 12/31'2						524.27
TOTAL INFLOWS						5,705.00
TOTAL OUTFLOWS						-5,677.38
NET TOTAL						27.62

RETREAT LANDOWNERS ASSOCIATION, INC.
BALANCE SHEET (CASH BASIS)
January 15, 2003

ASSETS

CASH

Checking	\$3,074
Savings	104,060
	<u>107,134</u>

EQUIPMENT

Old Equipment	7,000
Road Grader (purchased 1992)	11,325
Ford Bronco (purchased 2001)	3,700
	<u>22,025</u>
Less: Accumulated Depreciation	(20,249)
	<u>1,776</u>

Total Assets	<u>\$108,910</u>
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LIABILITIES

LIABILITIES

Payroll Taxes Payable	<u>\$0</u>
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NET ASSETS

Total Liabilities & Net Assets	<u>\$108,910</u>
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Net Assets Consist of:

Current Operating Funds	\$17,550
Contingency Fund	49,566
Bulwark Ridge Fund	2,894
Open Space Fund	37,124
	<u>107,134</u>
<i>Total Cash Funds</i>	107,134
Depreciated Cost of Equipment	1,776
	<u>\$108,910</u>
<i>Total Net Assets</i>	\$108,910

RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
January 1 to January 15, 2003

	ACTUAL	BUDGET	VARIANCE
CASH RECEIPTS:			
Landowners' assessments	\$17,600	\$48,840	(\$31,240)
Transfer fees		1,500	(1,500)
Interest income		1,500	(1,500)
Other income including landowner late fees		0	0
Total Cash Receipts	<u>17,600</u>	<u>51,840</u>	<u>(34,240)</u>
CASH DISBURSEMENTS:			
Accounting		350	350
Administration:			
Office Supplies		500	500
Postage		300	300
Secretarial		250	250
Long Distance Telephone		200	200
Travel		100	100
Miscellaneous		400	400
Newsletter Postage & Copying		1,000	1,000
Newsletter Editor Expenses		700	700
Membership Directories		300	300
Social Events & Annual Meeting		1,000	1,000
Donations - Fire Department	50	11,100	11,050
Environmental		1,000	1,000
Insurance		4,000	4,000
Legal fees		2,500	2,500
Streamside Entry Survey and Other		2,500	2,500
Water Certificates		3,500	3,500
Water Assessment - Annual		300	300
Road maintenance			
Payroll, Payroll Taxes & Insurance		4,000	4,000
Snow Removal - Labor		1,500	1,500
Culvert Upgrade		1,000	1,000
Road Base & Supplies		17,000	17,000
Equipment Repairs & Maintenance		2,500	2,500
Equipment Fuel		1,000	1,000
Total Cash Disbursements	<u>50</u>	<u>57,000</u>	<u>56,950</u>
Excess of Cash Receipts over Cash Disbursements	<u>17,550</u>	<u>(\$5,160)</u>	<u>\$22,710</u>
Cash balances January 1, 2003	<u>89,584</u>		
Cash balances January 15, 2003	<u>\$107,134</u>		

Retreat Landowners Association
Statement of Changes in Cash Funds
2003

	Total Cash	Current Operating	Contingency	Bulwark Ridge	Open Space
BALANCES Jan 1, 2003	\$89,584	\$0	\$49,566	\$2,894	\$37,124
2003 Net Cash Receipts	17,550	17,550		0	0
Balances January 15, 2003	\$107,134	\$17,550	\$49,566	\$2,894	\$37,124

ASSISTANT TREASURER REPORT

January 17, 2003

Board of Directors Meeting
Retreat Landowners Association

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

Susan Stout bought 2:[32] from Mark and Melinda Thomas.

Thomas no longer owns Retreat property; membership remains at 222.

Through January 17, assessments for 2003 have been paid by 129 landowners, which is just under 58%.

Jan Ricker
Assistant Treasurer/Corresponding Secretary

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

January 17, 2003

TO: The RLA Board of Directors
FROM: The Architectural Control Committee

The ACC wishes to advise the RLA board members of its activities since the last written report of November 20, 2002.

David Musick, 417 Dunraven Glade Road, Lot 51, Filing 1, has sent information concerning a new metal roof which will be used to replace the existing leaking roof.

Gary & Arlene Spahn, 28 Miller Fork Road, Lot 48, Filing 1, are replacing the existing deck.

Susan Stout is the new owner of Lot 32, Filing 2 on Copper Hill Road. Driveway and pad work was commenced very shortly after purchase. Ms. Stout has promptly responded to a request for information concerning her plans. A driveway application and lot plat have been furnished, and house plans will be submitted in the very near future.

Scott and Jeannie Logeman, 1408 Dunraven Glade Road, Lot 34, Filing 3, had their application to remodel an existing deck approved by the ACC.

Several members have requested application forms for home building in the spring, 2003. No applications are pending.

For the ACC:



Dennis R. Bicknell

ACCBDJA3

RLA BOARD MEETING

May 17, 2003

The meeting was held at the Broomfield residence

Board members present were Dale Alps, Joe Barraclough, Jim Broomfield, Kent Mills and Gordon Nuttall. Also, Florentine Belz, Lila Conrad, Graham Fowler and Jan Ricker.

The meeting was called to order by president Kent Mills. Dale Alps moved to adopt the agenda, seconded by Joe Barraclough. Added under new business was the Glen Haven Fire Dept. and water allocation for roads. Joe Barraclough moved the agenda be adopted as amended, seconded by Dale Alps, motion carried.

Approval of January Minutes: The March meeting was cancelled due to a lack of a quorum. Dale Alps moved to approve the January minutes as mailed, seconded by Gordon Nuttall, motion carried.

Landowner Comments: Flo Belz asked about stream stocking this year. Joe Barraclough reported seeing a mountain lion kill a deer on Elkridge Drive. Several calls were received about a delay in plowing the roads after a recent snow storm.

Board Member Comments: Joe Barraclough mentioned that Duke Sumonia was still questioning how proxy votes are handled at the annual meeting and also inquired about changing the language in the by-laws concerning audits of the treasurer's accounts. Kent Mills noted that not everyone is satisfied with every decision made by the Board. Graham Fowler spoke about the need for a "mission statement" to follow defining the purpose of the organization to best serve the majority of the landowners when the Board makes decisions. Kent suggested the Board members each prepare a statement to be reviewed at the July Board meeting and perhaps draft a mission statement to be adopted by the landowners so that Board members will know their responsibilities. Gordon Nuttall requested a list of Board members' E-mail addresses to facilitate correspondence between them. Also, a notice could be placed in the Newsletter asking if landowners wish to furnish their E-mail address to the Board, if so, they should contact Jan Ricker. The addresses would not be published in the member directory.

REPORTS

Environmental: Graham Fowler reported he had sent letters to about 30 landowners who had what appeared to be dead or diseased trees on their properties and requested they be removed or treated. Notification of the on-going problem will be published in the next newsletter. The stocking of fish in Miller Fork was discussed. Dale Alps moved that \$500 be allocated for stocking trout at Graham's discretion if the water is high enough, and that he should place an order for the fish. Seconded by Joe Barraclough, motion carried.

Newsletter: Graham Fowler reported for Julie that they will now do the Newsletter for \$100 per issue instead of the previously allotted amount which will reduce Newsletter expense. He asked for news items and the Board requested that the Bronco, which is no longer used, be offered for sale in the next issue. It was suggested more social functions be promoted for the landowners.

Nominating committee: Joe Barraclough reported there are three vacancies on the Board for the upcoming year. Bruce Brown has agreed to serve and there are several other possible

candidates who are considering being a nominee.

Treasurer: Lila Conrad reported for the four months ending April 30, 2003, receipts totaled \$48,180 consisting of landowners assessments of \$47,938 and interest of \$243. Disbursements totaled \$8,254 consisting of Streamside Entry Survey of \$2,798, purchase of a 1992 GMC of \$2,500, Equipment Fuel of \$715, and Road Maintenance and Snow Removal of \$1,783. The excess of cash receipts over disbursements at April 30, 2003 was \$39,926. The treasurer was instructed to make the \$50.00 donation per landowner to the GHVFD by June 1st. Joe Barraclough moved to accept the treasurer's report as discussed; seconded by Jim Broomfield, motion carried. Report is attached.

Assistant treasurer/corresponding secretary: Jan Ricker reported there have been no changes of ownership since the last meeting and membership remains at 222. Five landowners have not paid their 2003 assessment. A lien has been filed on the property of Tim and Linda Stolz which is for sale. Other delinquent owners are Gooch, Schaefer, Geldes and Dr. Ward who owes only late charges of \$6.60. It was agreed the late charges be dropped for her. Kent Mills will call the other three and if no payment is received liens will be filed. Report attached.

Architectural control: Dennis Bicknell submitted a written report. Approval has been given for three new homes and a shed. Approval is pending on another home. An owner was notified of the one year completion period and will be asked to submit a time frame for finishing the exterior work. Report attached.

Open space committee: Joe Barraclough reported the survey is completed on the lower Streamside Drive entrance. There are some discrepancies in the right-of-way and deeded access easements. The committee will continue to work with the landowners.

Covenant issues: Kent Mills reported there are two new homes on Streamside Drive that need propane tanks shielded; he will send reminder letters. Several other violations from landowner complaints are being addressed. Kent will send Al Matlock a "thank you" for his progress in complying with the covenants and the clean-up he has done. There is some concern about well drilling tailings flowing into culverts and causing them to be plugged with debris.

Dunraven Glade committee: Jim Broomfield has contacted some of the residents along Dunraven Glade and several of them expressed an interest in serving on a committee to deal with issues they may have with the Retreat and the county road. Jim will help with organization and act as a liaison from the Board. He will not head the committee.

UNFINISHED BUSINESS

Water augmentation certificates: Kent Mills stated "the saga continues" and the problem still has not been fully resolved. At this point the Maitlands want to be excluded from paying the landowners assessment of \$220.00 to the Retreat because their land is not accessible and they are not using the land. In exchange for this exclusion they will turn over to the Retreat the two Handy Ditch water certificates. At a point in time when there is access to the property or when it is sold the dues would be re-instated. Kent feels it is more important to comply with their request so that the Retreat obtain the certificates for which it has been negotiating the past three years while others thought it might be setting a precedent. Jim Broomfield felt there should be a time line set when the dues would be re-instated for that property. A motion was made by Dale Alps and amended by Joe Barraclough and Kent Mills that specifically in exchange for the water

augmentation certificates the Retreat will waive the Maitland's assessment for the 148 acre parcel for a period of five years or when the property is sold. At that time it comes back onto the rolls of the Retreat Landowners Association. Seconded by Gordon Nuttall, motion carried. Kent will work with Mr. Guaducci, legal counsel, and Marcy Trahan to finalize the exchange as per the Board's action.

Matlock property concern: Handled above under covenant violations.

Bulwark Ridge roads: A landowner of a 35 acre parcel, Kirby Taylor, near the end of the Bulwark Ridge road inquired about improvements to the road so he could more easily haul in construction material for his home and at less cost. There is approximately \$2800 from the old Bulwark Ridge Association for road maintenance that could be used on the road but it would not be built up to the same standards as the Retreat roads. No decision was made as to when this might be done.

Main entry sign: A work crew was assigned to repair and repaint the sign.

NEW BUSINESS

Barlow memorial: Long time resident and Board member John Barlow passed away in January 2003. The Board felt it was appropriate to give a memorial in honor of his many years of dedicated service in the Retreat. Joe Barraclough made a motion to contribute \$500 from the Retreat to the Art Center of Estes Park which was one of John's favorite projects; seconded by Dale Alps; motion carried.

Fire zone preparation: Kent Mills received a letter from the fire department evaluating the fire hazards in the Retreat. Residents are urged to be aware of hazards and take precautions to make the area safer. Water storage for the fire department is still desired and needed.

Dale Alps moved the meeting be extended until 11:45a.m. Seconded by Joe Barraclough; motion carried.

Roads committee: Gordon Nuttall presented a three year plan prepared by road committee volunteers for projects that need to be addressed in several phases. Money in the contingency fund that has been building for several years could be used for this project. Gordon explained the sequence of the repairs from a prepared map. Presently some 22 culverts have been identified and color coded on posts as to when and how often they need cleaning. Two others are still to be located. Gordon made a motion to do the first phase which is a three mile stretch this summer paving it with recycled asphalt, packed with a roller and using money from the contingency fund in the amount of \$17,000 plus the amount budgeted for roads this year. Seconded by Dale Alps. Discussion followed about how much of the total repairs could be done before the contingency fund was depleted. It amounts to about \$49,000. Dale felt the plan should be presented to the membership at the annual meeting with the stipulation that dues would likely need to be increased to complete all phases of the plan.

Joe Barraclough moved the meeting be extended until 12 noon, seconded by Dale Alps, motion carried.

The Board agreed it was a good plan and would benefit all the landowners as well as increasing the value of their properties. If the plan could not be completed within a given year from the

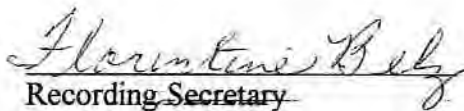
funds allocated it could possibly be extended for another year incorporating the budgeted funds each year for road repair and with an increase in the yearly dues. The motion was passed with the understanding only the first phase would be implemented this year and approved moving \$17,000 from the contingency fund into the roads budget. The plan will be presented at the annual meeting for the membership to approve ensuing phases of the project to be completed in the next two or three years.

The need for a pole barn for storage of the equipment was put on hold. More research needs to be done but equipment is to be parked in inconspicuous places when not in use and not along the main roads.

Gordon stated there were water shares available from the Loveland Water Department for use on the roads and he would submit a request for the amount needed for this year.

Miscellaneous business: The Big Thompson Community building at Drake has been reserved for the annual meeting on July 26th. Payment and deposit need to be made now.

The president adjourned the meeting at noon.


Recording Secretary

RETREAT LANDOWNERS ASSOCIATION, INC.
BALANCE SHEET (CASH BASIS)
April 30, 2003

ASSETS

CASH

Checking	\$15,244
Savings	<u>114,268</u>
	<u>129,511</u>

EQUIPMENT

Old Equipment	7,000
GMC (purchased 2003)	2,500
Road Grader (purchased 1992)	11,325
Ford Bronco (purchased 2001)	<u>3,700</u>
	24,525
Less: Accumulated Depreciation	<u>(20,249)</u>
	<u>4,276</u>

Total Assets	<u><u>\$133,787</u></u>
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LIABILITIES

LIABILITIES

Payroll Taxes Payable	<u>\$0</u>
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NET ASSETS

133,787

Total Liabilities & Net Assets	<u><u>\$133,787</u></u>
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Net Assets Consist of:

Current Operating Funds	\$39,891
Contingency Fund	49,566
Butwark Ridge Fund	2,896
Open Space Fund	<u>37,158</u>
<i>Total Cash Funds</i>	129,511
Depreciated Cost of Equipment	4,276
<i>Total Net Assets</i>	<u><u>\$133,787</u></u>

RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
January 1 to April 30, 2003

	ACTUAL	BUDGET	VARIANCE
CASH RECEIPTS:			
Landowners' assessments	\$47,938	\$48,840	(\$902)
Transfer fees		1,500	(1,500)
Interest income	243	1,500	(1,257)
Other income including landowner late fees		0	0
Total Cash Receipts	48,180	51,840	(3,660)
CASH DISBURSEMENTS:			
Accounting	445	350	(95)
Administration:			
Office Supplies	96	500	404
Postage	141	300	159
Secretarial	40	250	210
Long Distance Telephone	20	200	180
Travel		100	100
Miscellaneous		400	400
Newsletter Postage & Copying	189	1,000	811
Newsletter Editor Expenses	121	700	579
Membership Directories		300	300
Social Events & Annual Meeting		1,000	1,000
Donations - Fire Department	50	11,100	11,050
Environmental		1,000	1,000
Insurance	(93)	4,000	4,093
Legal fees	165	2,500	2,335
Streamside Entry Survey and Other	2,798	2,500	(298)
Water Certificates		3,500	3,500
Water Assessment - Annual		300	300
Equipment-1992 GMC	2,500		
Road maintenance			
Payroll, Payroll Taxes & Insurance	714	4,000	3,286
Snow Removal - Labor		1,500	1,500
Culvert Upgrade		1,000	1,000
Road Base & Supplies		17,000	17,000
Equipment Repairs & Maintenance	354	2,500	2,146
Equipment Fuel	715	1,000	285
Total Cash Disbursements	8,254	57,000	48,746
Excess of Cash Receipts over Cash Disbursements	39,926	(\$5,160)	\$45,086
Cash balances January 1, 2003	89,584		
Cash balances April 30, 2003	\$129,511		

Retreat Landowners Association
Statement of Changes in Cash Funds
2003

	Total Cash	Current Operating	Contingency	Bulwark Ridge	Open Space
BALANCES Jan 1, 2003	\$89,584	\$0	\$49,566	\$2,894	\$37,124
2003 Net Cash Receipts	39,926	39,891		2	34
Balances April 30, 2003	\$129,511	\$39,891	\$49,566	\$2,896	\$37,158

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

For the Year Ended December 31, 2002

ODSTRCIL & MEIS
CERTIFIED PUBLIC ACCOUNTANTS, P.C.
1770 25TH AVENUE, SUITE 206
P.O. BOX 937
GREELEY, COLORADO 80632
(970) 352-0661

January 16, 2003

Accountant's Compilation Report

To the Board of Directors and Members
Retreat Landowners Association, Inc.
Glen Haven, Colorado

We have compiled the accompanying statement of cash receipts and disbursements of Retreat Landowners Association, Inc. (a Colorado non-profit corporation) for the year ended December 31, 2002 in accordance with statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The financial statement has been prepared on the cash basis of accounting, which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying statements of cash receipts and disbursements and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared on the cash tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusion about the Company's cash receipts and disbursements. Accordingly, this financial statement is not designed for those who are not informed about such matters.

Odstrcil & Meis CPA'S P.C.
ODSTRCIL & MEIS, CPA'S, P.C.

RETREAT LANDOWNERS ASSOCIATION, INC.

STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS

For the Twelve Months Ended December 31, ~~2001~~²⁰⁰²

CASH RECEIPTS:

Landowner's assessments	\$ 48,793
Transfer fees	800
Interest – savings account	2,090
Miscellaneous Income	<u>176</u>

Total Cash Receipts \$ 51,859

CASH DISBURSEMENTS:

Accounting	\$ 320
Annual meeting and social events	1,305
Donation - fire department	11,050
Dues and memberships	250
Equipment repairs	4,082
General administrative expenses	2,482
Insurance	6,443
Legal	2,860
Newsletter - postage and copying	1,763
Office supplies and postage	825
Road maintenance	<u>18,840</u>

Total Cash Disbursements 50,220

Change in net assets \$ 1,639

See accompanying Accountant's Compilation Report Dated May 13, 2002.

ASSISTANT TREASURER REPORT

May 17, 2003

Board of Directors Meeting
Retreat Landowners Association

There have been no ownership changes since the last Board meeting. Membership remains at 222.

There are five landowners who have not paid their 2003 assessment in full. One lien has been filed to date.

- Tim and Linda Stolz have refused to pay. They are in divorce proceedings and their property is for sale. A lien has been filed against their property.

Four other landowners are still in arrears.

- Allan and Mary Gooch have paid nothing.
- Kenneth and Lydia Schaefer have paid nothing. They are in divorce proceedings and their property is for sale.
- Tom Geldes still owes \$20.00. His property is for sale.
- Dr. Maurice Ward still owes \$6.60. Her property is handled by Gerald & Wynona Black in Kansas City, MO.

Several letters have been sent to the latter four landowners. If the Board so directs, I'll ask Ed Guiducci to file liens on those properties and will continue to try to encourage payment.

Jan Ricker
Assistant Treasurer/Corresponding Secretary

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

May 15, 2003

TO: The RLA Board of Directors
FROM: The ACC

The ACC wishes to report to the RLA board it's activities since the last written report of January 2003.

Tim and Rita Mayhew, Lot 5 Filing 1, Dunraven Glade Road, submitted an application for a driveway and an application for a home to be constructed starting in June, 2003. Approval has been given for both applications.

Charles and Rachael Stalker, Lot 29 Filing 3, Bulwark Ridge Road, submitted an application to construct a driveway with culvert. The purpose of the drive is to access some badly diseased trees. Approval has been granted.

William Monks, Lot 93, Filing 1, Elk Ridge Drive, submitted an application to build a home starting in June. The driveway was previously approved and constructed. Approval for the cabin application has been given.

Susan Stout, Lot 32, Filing 2, Copper Hill Road, submitted an application for a driveway and an application for a home to be installed. The driveway and pad have been completed, along with a water well. Additional data concerning setbacks are to be furnished. Approval is pending.

Randy and Christie Albert, the new owners of Lot 75, Filing 1, Elk Ridge and Miller Fork, submitted an application to install a small shed at the existing pad. Approval was given. It is assumed the board is aware that Lots 75 and 11 were replatted.

Contact has been made by the ACC with Chris de la Torre, Lot 14 Filing 3, Dunraven Glade, concerning the one year completion period for the exterior of the home. Construction commenced in 2001. Stone work should start the end of this May, construction debris is being picked up, and land rehabilitation follows that; exterior work would then be completed before the start of summer.



Dennis R. Bicknell
For The ACC

To: Retreat Landowners Association board members
members of road committee

Date: May 17, 2003

From: Gordon Nuttall
vice president and road committee chair

Regarding: Report on road maintenance and recommendation for increased expenditure on roads

The road committee consists of Dennis Bicknel, Ralph Brethauer, Al Cunningham, Paul Dingel, Ron Spurlin, Steve Little, and Gordon Nuttall. This team has developed the following for plan of action on RLA roads.

Priorities:

- 1) Snow removal and road grading/pothole/washboard removal
- 2) Equipment maintenance
- 3) Road resurfacing
- 4) Culvert repair and clearing
- 5) Equipment storage barn

We propose a 3 year plan to complete resurfacing all the through roads and cul-de-sacs that have year-round residents. We believe recycled asphalt is the best material and should be packed with a rented roller. This will require the yearly budget to be increased from 17k\$ to 35k\$ for each of the next three years, with the increase being funded by drawing from the contingency fund that has been increasing over the past several years.

2003 resurfacing

- Copper Hill and Black Creek Drive from the old gate to Streamside, this to include building up by about 2 feet the narrow section by the large rock with the spring which runs along and spills onto Black Creek Drive creating an ice hazard
- Copper Hill Court
- Bulwark Ridge Drive between 600 BRD and the corner of Bulwark Ridge Court
- regrade lower Streamside and apply coating
- other short sections as needed for repair

2004 resurfacing

- Streamside from Black Creek to Miller Fork
- remaining parts of Miller Fork
- other short sections as needed for repair

2005 resurfacing

- Bulwark Ridge Drive
- selected areas of Elkridge Drive
- other short sections as needed for repair

Do not do in next 3 years

- lower Streamside widening. Too rocky, little tangible benefit, risk of being out of the right-of-way
- expand to recently surveyed right-of-way on Streamside entrance
- replace the 30" culvert under Black Creek

Culvert maintenance

Our culvert maintenance is in good shape. We cleared 22 culverts marked by orange posts on May 3, and the remaining ones for this year should be cleared on May 17. There are 2 culverts that need to be uncovered after we find their entrances and exits using the water truck. The unused culvert pieces need to be dragged to the fire house. A color-coded post process will be used in upcoming years to make sure all culverts get done on a yearly cycle. Two volunteer days per year should suffice to keep up with culvert maintenance.

Motion #1

We propose a 1-time expenditure of \$8,000 to build a pole barn by the fire station to house our equipment. It will require us to do quite a bit of excavation to flatten out the land and provide driveway access. Requests for bids to several local suppliers. Selection of the supplier and date for the construction will be done by majority vote of the road committee members. The funds for this pole barn is to come from the contingency fund that is about 50k\$.

Motion #2

We request an increase of \$18,000 this year for road resurfacing. A roller will be rented to pack the road base so that it will last longer for a cost of approximately \$700. One week is anticipated to complete the project. The amount that is over the budget of \$17,000 is to come from the contingency fund that is about 50k\$.

The road committee believes we would be better meeting our customers' (the landowners) needs by aggressively spending the money from the assessments that had been accumulating in the contingency fund and going unused. The method and material for resurfacing that we have chosen provides the best value and longevity. High-quality roads increase property values, save wear-and-tear on vehicles, improve the environment by reducing dust, and increase safety. Spending the contingency money provides a real and tangible benefit in both the short and long term for all the landowners.

Thank you for consideration of these motions.

RLA BOARD MEETING

September 20, 2003

The meeting was held at the Bruce Brown residence

Board members present were Joe Barraclough, Jim Broomfield, Bruce Brown, Graham Fowler, Ann Martin, Kent Mills and Gordon Nuttall. Also, Lila Conrad, Jan Ricker and landowners Dale Alps, Jim Boyd, Vernon and Peggy Burch, Ernie Conrad, Steve and Irene Little, Duke Sumonia, and Terry Tuttle.

The meeting was called to order by president Kent Mills. The first order of business was to elect officers for the coming year. Joe Barraclough nominated Kent Mills for president, seconded by Graham Fowler, motion carried. Graham nominated Gordon Nuttall for vice-president, seconded by Joe, motion carried. Joe nominated Jan Ricker for secretary, motion carried.

Kent asked for a motion to adopt the agenda as presented, Ann Martin moved it be adopted, seconded by Jim Broomfield. The agenda was amended to add under new business tree removal and improvements to Miller Fork Road in the 35 acres. The Canadian thistle problem was added under landowner comments. The agenda was adopted as modified. Motion carried.

Approval of annual meeting minutes: Jim moved the minutes be approved as sent, seconded by Joe, motion carried.

Landowner comments: Landowner Jim Boyd presented a request to the board for a variance to covenant 17 which defines the type of animals allowed in order to allow him to provide black bear rehabilitation services for the Colorado Division of Wildlife on his land in the Retreat. His request is attached and outlines the need and type of facility he would construct and manage. The proposal was discussed with questions about traffic to Jim's property, location on his lot, number of animals housed, safety, sanitary conditions, transporting of bears and limits to the number of bears and enclosures. It was the consensus of the board to enclose a fact sheet in the next Newsletter outlining his request for this variance and solicit comments from the landowners. Graham moved Jim prepare the information and submit it for publication to give landowners the opportunity for input with comments sent in writing to RLA president Kent Mills by Nov. 5th to be considered by the board at their next meeting. Motion seconded by Joe, motion carried.

Dale Alps reported on the road work anticipated for Kirby Taylor to access his property with construction equipment as he plans to build soon at the end of the Miller Fork Road extension. Dale reported the Taylors were willing to contribute \$7,000 to \$10,000 to improve the road. Other landowners back there may also donate to this project and designate the remaining \$3,000 from their association for improvements. Dale estimated it would take between 18 and 20 thousand dollars to make it passable but not to the same standards as the Retreat roads. Kent suggested the road committee evaluate the planned improvements and costs involved with Dale and he should provide the figures and information he has put together to build up the road.

Vernon and Peggy Burch discussed the Serenade Park amphitheatre planned for land located on U.S. 34 west of Loveland and its impact on travel up the canyon. She encouraged landowners to contact Larimer county officials to oppose it. Information about this project should also be included in the next Newsletter with addresses of the county commissioner.

REPORTS

Treasurer: Lila Conrad reported for the eight and one half months ending September 15, 2003, receipts totaled \$50,196 consisting of landowner's assessments and transfers fees of \$49,364 and interest and other income \$832. Disbursements totaled \$66,000 consisting of - \$35,705 for the 2003 Road Resurfacing Project, the contribution to the Glen Haven Volunteer Fire Department - \$11,150, road maintenance and snow removal - \$8,547, Streamside entry survey - \$2,994, purchase of 1992 GMC - \$2,500, and other administrative expenses including newsletter and directories of - \$5104. The excess of cash disbursements over cash receipts at September 15, 2003 was \$15,804. \$18,000 was transferred from the contingency fund to pay for the road resurfacing project. Assets owned by the Association at September 15, 2003 consisted of checking and savings accounts totaling \$73,780 and equipment with a depreciated value of \$4276. Report attached.

Dunraven Glade committee: Terry Tuttle reported for this newly formed committee and submitted a written report. Some of their concerns are road maintenance, culverts, paving and safety including speeding. They also met with several members of the county road department regarding maintenance and safety. Moving the newspaper boxes off of Cty Rd. 43, if another location could be found, was also discussed. Report attached.

Assistant treasurer/corresponding secretary: Jan Ricker reported three property transfers since the last board meeting; several other sales are pending. The Schaefer lien has been paid. Report attached.

Architectural control committee: The board reviewed Dennis Bicknell's written report; there are no pending applications. Construction is underway on several driveways and homes. Report attached.

Roads committee: Gordon Nuttall submitted a written report on the road resurfacing project and the dust guard that was applied. He also brought up the slash removal program that was started and if it should be continued next year. Kent felt the program should be evaluated and discussed again in November and how this service should be funded. The final roads project for the year is to pave the lower entrance.

Kent asked for a motion to extend the meeting; Joe moved it be extended until noon, seconded by Jim, motion carried.

More speed limit signs have been placed along Retreat roads. Gordon was complimented on the great job he has done on the roads and carrying out the surfacing plan. Report attached.

Environmental: It was announced that Peggy Burch has taken over the position of environmental chairman previously held by Graham Fowler. The problem of Canadian thistle and how best to control it was discussed; no action was taken.

Open space committee: Joe reported on a letter received from Mr. Holbrook, a landowner along lower Streamside Drive whose right-of-way width has been in question. Van Horn Engineering has done the surveying and needs to create legal documents for the Holbrook and Smith properties containing legal exhibits and a survey. The cost to the Retreat would be about \$400. Joe moved to authorize Van Horn to create the legal exhibits necessary to establish the right-of-way and to be signed by Holbrook, Smith and The Retreat, seconded by Jim, motion

carried.

Nominating committee: Nothing to report.

Newsletter: Nothing to report.

UNFINISHED BUSINESS

Covenant violations: Kent will notify the owner of a small trailer about removing it. Most other violations have been responded to.

Water augmentation certificates: Kent stated the negotiations are still in process between the attorneys.

Realtor signs: Some signs have been removed, big signs are undesirable and Kent will continue to pursue this matter. Directional signs may be permitted.

Joe moved the meeting be extended to 12:15p.m., seconded by Graham; motion carried.

NEW BUSINESS

Winter potluck: Joe volunteered to find someone to plan it and be in charge; he will report back in November.

Track vehicle usage: Deferred to next meeting.

Annual meeting date: To change the date would take an amendment to the by-laws. The issue will be researched and presented at a later date.

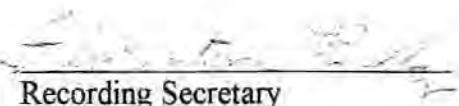
4 Wheel ATV's: Safety for the rider is the primary concern at blind curves but damage to the roads and speeding can also be considered a nuisance issue in the Retreat. Riding ATV's is discouraged.

MISCELLANEOUS BUSINESS

Dead trees: Gordon is concerned about the number of dead trees and would like to devise a program to identify and tag dead trees for removal and will prepare an item for the newsletter to see if there is interest in this type of service.

There was no further business and the meeting was adjourned at 12:30p.m.

The next board meeting will be Nov. 15th at the residence of Joe Barraclough.


Recording Secretary

RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
January 1 to September 15, 2003

	ACTUAL	BUDGET	VARIANCE
CASH RECEIPTS:			
Landowners' assessments	\$48,964	\$48,840	\$124
Transfer fees	400	1,500	(1,100)
Interest income	776	1,500	(724)
Other income including late fees	56	0	56
Total Cash Receipts	<u>50,196</u>	<u>51,840</u>	<u>(1,644)</u>
CASH DISBURSEMENTS:			
Accounting	445	350	(95)
Administration:			
Office Supplies	153	500	347
Postage	184	300	116
Secretarial	145	250	105
Long Distance Telephone	31	200	169
Travel		100	100
Miscellaneous	11	400	389
Newsletter Postage & Copying	380	1,000	620
Newsletter Editor Expenses	200	700	500
Membership Directories	276	300	25
Social Events & Annual Meeting	881	1,000	119
Donations - Fire Department	11,150	11,100	(50)
Donations - Memorial	500		(500)
Environmental	498	1,000	502
Insurance	215	4,000	3,785
Legal fees	809	2,500	1,691
Bank fees	46		(46)
Streamside Entry Survey and Other	2,994	2,500	(494)
Water Certificates	332	3,500	3,169
Water Assessment - Annual		300	300
<u>2003 Road Resurfacing Project</u>		35,000	35,000
Labor	2,355		(2,355)
Materials	30,798		(30,798)
Roller	2,553		(2,553)
	<u>35,705</u>	<u>35,000</u>	<u>(705)</u>
<u>Road Maintenance</u>			
Payroll, Payroll Taxes & Ins.	854	4,000	3,146
Snow Removal - Labor	812	1,500	688
Dust Treatment	1,500		(1,500)
Chip & Haul	1,200		(1,200)
Culvert Upgrade	382	1,000	618
Road Base & Supplies	630		(630)
Equipment -1992 GMC	2,500		(2,500)
Equip. Repairs & Maint.	2,312	2,500	188
Equipment Fuel	857	1,000	143
	<u>11,047</u>	<u>10,000</u>	<u>(1,047)</u>
Total Cash Disbursements	<u>66,000</u>	<u>75,000</u>	<u>9,000</u>
Excess Cash Disbursements over Cash Receipts	<u>(15,804)</u>	<u>(\$23,160)</u>	<u>\$7,356</u>
Cash balances January 1, 2003	<u>89,584</u>		
Cash balances September 15, 2003	<u>\$73,781</u>		

RETREAT LANDOWNERS ASSOCIATION, INC.
BALANCE SHEET (CASH BASIS)
September 15, 2003

ASSETS

CASH

Checking	\$3,980
Savings	69,800
	<u>73,780</u>

EQUIPMENT

Old Equipment	7,000
GMC (purchased 2003)	2,500
Road Grader (purchased 1992)	11,325
Ford Bronco (purchased 2001)	3,700
	<u>24,525</u>
Less: Accumulated Depreciation	(20,249)
	<u>4,276</u>

Total Assets	<u>\$78,056</u>
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LIABILITIES

LIABILITIES

Payroll Taxes Payable	<u>\$0</u>
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NET ASSETS

78,056

Total Liabilities & Net Assets	<u>\$78,056</u>
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Net Assets Consist of:

Current Operating Funds	\$1,456
Contingency Fund	32,086
Butwark Ridge Fund	2,909
Open Space Fund	37,329
<i>Total Cash Funds</i>	<u>73,780</u>

Depreciated Cost of Equipment	4,276
<i>Total Net Assets</i>	<u>\$78,056</u>

Retreat Landowners Association
Statement of Changes in Cash Funds
2003

	Total Cash	Current Operating	Contingency	Bulwark Ridge	Open Space
BALANCES Jan 1, 2003	\$89,584	\$0	\$49,566	\$2,894	\$37,124
2003 Net Cash Receipts	(15,804)	(16,544)	520	15	205
2003 Transfer from Contingency		18,000	(18,000)		
Balances September 15, 2003	\$73,780	\$1,456	\$32,086	\$2,909	\$37,329

Register Report

1/1'3 Through 9/13'3

9/13'3

Page 1

B1RLAFIN-KeyBankChecking

Date	Num	Description	Category	Clr	Amount
1/29'3		Key Bank	Administrat...	x	-50.00
2/3'3	1001	Odstrcil & ...	Accounting	x	-445.00
2/3'3	1002	AT&T	Administrat...	x	-8.87
2/16'3	1003	A-1 Parts	Road Maint....	x	-33.66
3/15'3	1004	Maynard Avey	Assessments	x	-6.00
3/15'3	1005	AT&T	Administrat...	x	-8.71
3/15'3	1006	Dennis Bick...	Administrat...	x	-24.20
			Administrat...	x	-51.12
3/19'3	1007	Bob's Towing	Road Maint....	x	-240.63
4/6'3	1008	Hensel Phelps	Road Maint....	x	-2,500.00
4/6'3	1009	Van Horn En...	Environmental	x	-2,797.50
4/6'3	1010	A-1 Parts	Road Maint....	x	-71.64
4/6'3	1011	Old West Pe...	Road Maint....	x	-715.20
4/6'3	1012	A T & T	Administrat...	x	-2.10
4/6'3	1013	Jim Boyd	Payroll:Gro...	x	-232.50
			Comp FICA	x	14.42
			Comp MCARE	x	3.37
			Road Maint....	x	0.00
4/6'3	1014	Janice Ricker	Bank Charges	x	-25.00
			Administrat...	x	-31.30
			Administrat...	x	-62.10
4/6'3	1015	Timothy Buc...	Legal Fees	x	-165.15
4/20'3	1016	Julie Fowler	Newsletter ...	x	-98.95
			Newsletter ...	x	-89.61
			Newsletter ...	x	-21.00
			Newsltr Editor	x	-100.00
4/20'3	1017	Ralph Breth...	Payroll:Gro...	x	-380.00
			Comp FICA	x	23.56
			Comp MCARE	x	5.51
			Road Maint....	x	-8.21
4/20'3	1018	Roberta Bre...	Payroll:Gro...	x	-110.00
			Comp FICA	x	6.82
			Comp MCARE	x	1.59
4/20'3	1019	Susan Jasper	Assessments	x	-20.10
5/17'3	1020	Janice Ricker	Administrat...	x	-31.98
			Administrat...	x	-1.25
5/17'3	1021	Flo Belz	Administrat...	x	-40.00
5/21'3	1022	G.H.A.V.F.D.	Contrib. GH...	x	-11,100.00
5/21'3	1023	Colorado Ma...	Road Maint....	x	-14.52
5/21'3	1024	State Farm ...	Insurance	x	-149.60
5/21'3	1025	A T & T	Administrat...	x	-2.42
5/21'3	1026	Art Center ...	Donations	x	-500.00
5/21'3	1027	Allan/Mary ...	Assessments	x	-13.50
5/21'3	1028	Van Horn En...	Environmental	x	-196.25
5/21'3	1029	Guiducci & ...	Legal Fees	x	-66.00
6/5'3	1030	Big Thompso...	Annual Meeting	x	-200.00
6/9'3	1031	AT&T	Administrat...	x	-6.94
6/9'3	1032	A-1 Parts	Road Maint....	x	-178.52
6/9'3	1033	Ralph Breth...	Payroll:Gro...	x	-387.50
			Comp FICA	x	24.03
			Comp MCARE	x	5.62
			Road Maint....	x	-34.44
6/9'3	1034	Roberta Bre...	Payroll:Gro...	x	-15.00
			Comp FICA	x	0.93
			Comp MCARE	x	0.22
6/25'3	1035	Larimer Cou...	Road Maint....	x	-102.00
6/25'3	1036	City of Lov...	Road Maint....	x	-150.00
6/25'3	1037	Guiducci & ...	Legal Fees	x	-221.40
6/25'3	1038	Handy Ditch Co	Environmental	x	-331.50
7/11'3	1039	State Farm ...	Insurance	x	-132.02
7/14'3	1040	U.S. Treasury	Comp FICA	x	-69.76
			Comp MCARE	x	-16.31
			Comp FICA	x	-69.76
			Comp MCARE	x	-16.30
			Payroll:Fed...	x	0.00
7/14'3	1041	Colorado St...	Payroll:Com...	x	-30.38
7/14'3	1042	Mountain Pr...	Directories	x	-275.50

Register Report

1/1'3 Through 9/13'3

9/13'3

Page 2

B1RLAFIN-KeyBankChecking

Date	Num	Description	Category	Clr	Amount
7/14'3	1043	Cline Trout...	Environmental	x	-600.00
7/22'3	1044	Larimer Cou...	Road Maint....	x	-62.00
7/25'3	1045	Julie Fowler	Newsletter ...	x	-47.86
			Newsletter ...	x	-90.18
			Newsletter ...	x	-32.14
			Newsltr Editor	x	-100.00
7/25'3	1046	Guiducci & ...	Legal Fees	x	-244.37
7/25'3	1047	Janice Ricker	Administrat...		-43.75
			Administrat...		0.00
			Administrat...		-0.24
			Annual Meeting		-226.90
7/25'3	1048	Lila Conrad	Administrat...		-11.46
7/26'3	1049	Esther Russell	Annual Meeting		-145.00
7/26'3	1050	John Craig	Road Maint....		-20.00
8/1'3	1051	Flo Belz	Administrat...		-40.00
8/2'3	1052	Ron Sparlin	Road Maint....		-308.82
8/2'3	1053	Laurene Nic...	Administrat...		-24.54
8/2'3	1054	Joe Barracl...	Annual Meeting		-208.93
8/13'3	1055	Guiducci & ...	Legal Fees		-111.60
8/13'3	1056	Colorado Se...	Administrat...		-25.00
8/13'3	1057	Old West Pe...	Road Maint....		-122.20
8/18'3	1058	Sunstate Eq...	2003 Road P...		-2,552.53
8/21'3	1059	Al Cunningham	2003 Road P...		-2,355.00
			Payroll:Gro...		-120.00
			Comp FICA		153.45
			Comp MCARE		35.89
9/4'3	1060	Gordon Nuttall	Road Maint....		-238.73
9/4'3	1061	Colorado Ma...	Road Maint....		-1,112.15
9/9'3	1062	Joan Van Horn	Annual Meeting		-100.00
9/9'3	1063	A-1 Parts	Road Maint....		-144.93
9/9'3	1064	Pinnacol As...	Payroll:Pay...		-494.00
9/9'3	1065	State Farm ...	Insurance		-26.73
9/9'3	1066	Gordon Nuttall	Road Maint....		-142.89
9/9'3	1067	Mike's Tree...	Road Maint....		-1,200.00
9/9'3	1069	N.E. Kitche...	2003 Road P...		-30,797.56
9/12'3	1070	N.E. Kitche...	Road Maint....		-480.22
9/12'3	1071	Rod's Roads...	Road Maint....		-1,500.00
TOTAL 1/1'3 - 9/13'3					-66,105.72
TOTAL INFLOWS					275.41
TOTAL OUTFLOWS					-66,381.13
NET TOTAL					-66,105.72

Register Report

1/1'3 Through 6/30'3

7/23'3

Page 1

BIRLAFIN-Bank 1 Checking

Date	Num	Description	Memo	Clr	Amount
1/10'3	4071	Bank One	Transfr to ...		-15,000.00
1/16'3	4072	Bill Widmaier	Copies		-6.72
1/18'3	4073	Janice Ricker	Postage		-11.28
1/18'3	4074	Ed Odell	Secretary		-40.00
1/18'3	4075	Key Bank	Annual Asse...		-12,500.00
1/31'3		Bank One	Service Charge		-6.00
2/14'3	4078	RLA	Transfer to...		-2,830.27
TOTAL 1/1'3 - 6/30'3					-30,394.27
TOTAL INFLOWS					0.00
TOTAL OUTFLOWS					-30,394.27
NET TOTAL					-30,394.27

Sept 20, 03

Dunraven Committee Report

The committee had its initial meeting on Sept 4th at Jim Broomfield's home. It was an open discussion on Dunraven issues. Some of the items discussed were:

Road maintenance issues such as water drainage, and what role we as a group might take on to help.

Culverts -- the condition and ownership of problem sites. We agreed to take this up with Mike - county maintenance.

Road Paving -- agreed that this is a long term goal and to continue working with Larimer county road dept.

Safety issues on Dunraven -- maybe add a speed warning sign similar to the one on entering Glen Haven. Talk to the County about this one.

Improve the safety situation at the intersection of 51B and 43. Visibility is poor due to trees to the east and the paper boxes to the west. Also a sign on 43 warning of the intersection would help. Talk to the County about this one also.

As a committee, we met again on Sept 17th in front of Maynard's home on Dunraven Glade. We also invited the county officials to this meeting:

Mike Chestnut -- supervisor of Estes Park maintenance gp.
Rick Gavelton -- Mike's supervisor out of Loveland

We discussed the following:

Road maintenance schedule of which the grading and binder application will begin this next week.

Rick indicated that we could possibly be talking about road base on Dunraven in the next couple of years since the County is moving more to the mountain roads with this operation. That was very encouraging news since the county

engineering will then get involved and bring the road up to spec for width, drainage, and crown.

We briefly discussed the priority of Dunraven Glade and where it ranks with other county roads. Currently it is ranked 5 on a scale of 1 to 6. The good news is we are not on the bottom. Rick was **not** very optimistic about paving in the near future or even if it would ever happen.

We then talked about the safety issues on Dunraven.

Rick said that he had entered a work order to have the trees cut back, but due to a heavy fall schedule, it may not be completed until spring.

We all agreed that the paper boxes should be moved. The question was where to move them to. Rick asked if maybe the board could take up that issue. Jim B. agreed to take that monkey.

Signs were the next issue, and even though Mike and Rick recognized the need for the signs, Rick noted that it was an engineering issue and not within his authority. He gave me the contact and phone number and I have since made that request for Speed Warning sign and also an Intersection Warning sign on road 43, but have not yet spoken with the engineer directly.

I assured Mike and Rick that we would follow through with communication to Dale Miller (Larimer County Road Supervisor) concerning our approval and satisfaction on the maintenance work being done on Dunraven Glade Road.

Terry Tuttle
586-0858

ASSISTANT TREASURER REPORT

September 20, 2003

Board of Directors Meeting
Retreat Landowners Association

- There have been three property changes since the Annual Meeting.

Gregory and Joyce Beck bought 5:[16] from Warner. Becks are new landowners.

Erik and Laurie Kruse bought 2:[26] from Weinmeister. Kruses are new landowners. The transfer fee was not paid on this transaction. I'm tracking it down.

Seth and Kaye Ward bought 2:[25, 27] from Weinmeister. Wards already own lot 1:[15].

Weinmeisters are no longer landowners. Therefore the total number of landowners is reduced by one, to 221.

- Four other property transfers are scheduled to occur this week or very soon: Bregach (3:[11] and 3:[12]), Schaefer (3:[37]), Friedrichsen (3:[10]) and Retrum (4:[08]).

The Schaefer property had a lien filed against it that has now been released because their 2003 assessment was paid (\$389.80 including interest and legal fees).

Jan Ricker
Assistant Treasurer/Corresponding Secretary

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

September 18, 2003

TO: The RLA Board of Directors

FROM: The ACC

The Architectural Control Committee wishes to report to the RLA Board of Directors on its activities since the last written report for the Board meeting of July 26, 2003

Terry & Lynn Olson, Lot 28 Filing 4, Bulwark Ridge Road, completed their driveway which had been previously approved.

George & Pat Brelig, Lot 11A, Filing 1, submitted plans for a bridge crossing of Miller Fork. The Breligs were furnished a copy of the environmental recommendations for such crossings, which they have indicated as being helpful. Their request has been approved.

Susan Stout, Lot 32, Filing 2, Copper Hill Road was furnished a copy of the reseeding guideline.

Construction is underway at Mayhews, Lot 5 Filing 3, Dunraven Glade Road.

Persichettis have started work on the addition to their existing cabin, Lot 9, Filing 3, Dunraven Glade Road. The pond reconstruction looks to be well done.

There are no pending applications.



Dennis R. Bicknell
For the ACC

ACCBDS03



"Gordon Nuttall"
<g.nuttall@comcast.net>
09/17/2003 09:49 PM

To "Kent Mills" <kprills@attbi.com>,
<kmills@henselphelps.com>
cc "Al Cunningham" <smoke230@att.net>, "Gordon \ (at home)\
Nuttall" <g.nuttall@comcast.net>
bcc
Subject Road committee report

From : Gordon Nuttall

To: Retreat Landowners Association board

Regarding : RLA roads report, September 20, 2003

Road resurfacing

Project completed to resurface upper Miller Fork, Copper Hill, and Black Creek roads. I have received lot of positive feedback on the quality of both the resurfacing and the dust guard treatment on lower Streamside. Now we shall see how the dust guard holds up. The project is over budget, but it's a quality job.

Al Cunningham has done a great job. He also donated 40 hours of his time (out of 205 total). We are fortunate to have him.

Aug 23 Volunteer day

We finished early, weather was good, volunteers were fed and in good spirits, and accomplished the objectives. The Fisherman's Lane culverts that were too narrow and unsafe are now up to snuff. We cleared out 2 culverts that were completely blocked up. An unexpected accomplishment was opening up the culvert by the Cunninghams on Copper Hill, which had been completely covered up and clogged for at least 8 years and was thought to require wholesale replacement with lots of mess and expense. As it turned out, this major liability should now be OK. The culvert is undersized at 18", but if we keep on top of it each spring I think we should leave it as it is.

Slash removal and chipping

It took about double the number of hours for Mike's tree service from Estes Park to chip and remove the slash from the 12 landowners that had piles to remove. There was some confusion about what piles Mike's was to take care of, (some landowners got a pleasant surprise) so a learning for next year is that we'll tag the piles with orange construction flags as well as providing the map.

One landowner paid for his slash removal on his own since his amount was beyond the intent of what the RLA should pay for. This is another learning for next year, that Mike's will bill the landowner for slash over a certain amount.

I had several landowners requesting to get on the list at the last minute, which added to the confusion, so another learning for last year is to have it publicized in the newsletter as well as

have the announcement at the annual meeting, with clear deadlines on when I need to be notified.

The mulch was dumped at the start of the trail at the end of Fisherman's Lane, with the intent to spread it along the start of the trail during next spring's volunteer day. Landowners are invited to take the mulch for their own use.

I believe this is a very useful service to the landowners, and we should budget for it as an annual event (\$3000) and fix the date (3'rd week of August?).

Mike charged us \$100/hour for truck, shredder, and two operators. We should use him again next year, as well as recommend him to the landowners in the newsletter and word-of-mouth for removal of the many dead trees.

Lower entrance paving

The final project for the year is to pave the lower entrance. Goltz Asphalt from Loveland has promised to have this completed this fall. He is familiar with the county's regulations, has been in business 30 years, and is a member of BBB. It's a fairly small job and he wants to do it at the same time as another project in Estes Park to save transportation costs.

Next steps

Finish dirt work around extensions to culvert by Cunningham's on Copper Hill.

Make sure our snow removal equipment is up-to-snuff.

Prepare drainage channels for winter.

Sell Bronco and/or snow plow

Retreat Landowners Association, Inc.

Board Meeting Agenda

November 15, 2002

9:30 a.m., Barraclough residence, 33 Elkridge Court

9:30 a.m.

Call to order
Adopt agenda
Elect Secretary
Approval of September Meeting minutes
Landowner comments
Board Member comments

10:00 a.m.

Reports

- a. Treasurer
- b. Assistant Treasurer
- c. Corresponding Secretary
- d. Architectural Control committee
- e. Roads committee
- f. Environmental
- g. Open Space committee
- h. Nominating committee
- i. Newsletter editor
- j. Dunraven Glade committee
- k. Covenant Issues

10:40 a.m.

Unfinished Business

- a. Winter Potluck
- b. Water augmentation certificates
- c. Track Vehicle problems
- d. Boyd bear request
- e. Annual Meeting information

11:00 a.m.

New Business

- a.
- b.
- c.
- d.
- e.

11:25 a.m.

Miscellaneous Business

11:30 a.m.

Adjournment

RLA BOARD MEETING

November 15, 2003

The meeting was held at the Barraclough residence

Board members present were Joe Barraclough, Jim Broomfield, Bruce Brown, Graham Fowler, Ann Martin, Kent Mills and Gordon Nuttall. Also, Florentine Belz, Peggy Burch, Lila Conrad, Jan Ricker and landowners Jim Boyd, and Duke Sumonia.

The meeting was called to order by president Kent Mills. He presented the agenda which was re-arranged to allow Jim Boyd's bear request under unfinished business to be discussed under Board member comments and ahead of reports. Joe Barraclough moved the agenda be adopted as modified, seconded by Graham Fowler, motion carried.

Kent stated that the Board secretary needed to be a member of the Board of Directors and that Jan Ricker could not serve in this capacity along with her corresponding secretary duties. Gordon Nuttall moved that Bruce Brown serve as secretary, seconded by Graham Fowler, motion carried. He will sign official documents for the Board.

Approval of September meeting minutes: Joe moved the minutes be approved as sent, seconded by Ann Martin, motion carried.

Landowner comments: Bruce moved that Jim Boyd's request for a variance to covenant 17 which would allow him to operate a bear rehabilitation facility on his property in the Retreat be opened for discussion, seconded by Graham, motion carried. Jim presented his request as he had at the September meeting and addressed some of the issues and concerns brought up in written comments by landowners in the survey taken. He stated they appeared to be made out of emotion and fear which included the size of their lot, type of enclosure, danger in proximity to residents, odors, impact on property values, and the impact on granting future variances. Concerns and questions raised by Board members were the lack of discussion with his immediate neighbors prior to pursuing this project, removal of waste in vicinity of nearby residents, and his continuing obligation to landowners to maintain this proposed facility without negative feedback from them. Another comment was whether it is in the best interest or a benefit to the landowners and the liability of the Retreat if the variance is granted. Gordon moved a vote be taken by secret ballot, seconded by Jim Broomfield, motion carried. Gordon then moved the variance be granted as requested by Jim Boyd, seconded by Ann and she called for the question. By a vote of five to two the request was denied.

REPORTS

Treasurer: Treasurer Lila Conrad reported for the ten and one half months ending November 12, 2003, receipts totaled \$51,654 consisting of landowner's assessments and transfer fees of \$50,460 and interest and other income of \$1,195. Disbursements totaled \$74,754 consisting of \$35,705 for the 2003 Road Surfacing Project, contribution to the Glen Haven Volunteer Fire Department of \$11,150, road maintenance and snow removal of \$10,341, Streamside entry survey and paving of \$8,329, purchase of 1992 GMC \$2,500, and other administrative expenses including newsletter and directories \$6,729. The excess of cash disbursements over cash receipts at November 12, 2003 was \$23,099. \$18,000 was transferred from the contingency fund to pay for the road resurfacing projects.

Assets owned by the Association at November 12, 2003 consisted of checking and savings accounts totaling \$66,485 and equipment with a depreciated value of \$4276. Report attached. At the treasurer's request Bruce Brown moved to transfer \$6,000 from the contingency fund to cover the deficit under current operating expenses that was authorized for the road project, seconded by Gordon, motion carried.

Assistant Treasurer: Jan Ricker reported all liens have been cleared and all 2003 assessments have been paid. There have been four property transfers since the last board meeting and two more are pending. Report attached.

Architectural Control: Dennis Bicknell submitted a written report. There are no pending applications. There are several building projects nearing completion. Report attached.

Roads committee: Gordon Nuttall submitted a written report. Resurfacing of Copper Hill and Black Creek roads have been completed along with blacktop paving of the Streamside Drive entrance. The cost of \$5335 was more than anticipated but the drive was lengthened to provide adequate braking distance and water run-off. The Bronco with snowplow was sold for \$1250. Maintenance of equipment has been performed. He outlined the improvements to be made to Miller Fork Road into Bulwark Ridge and reported on the contributions committed by some landowners in that area. He reviewed the stipulations to be provided by the contractor with respect to insurance coverage, tracked vehicles, collection of funds and deposits for damages. A motion was made by Gordon Nuttall to use the \$2800 acquired from the Bulwark Ridge merger be dedicated to the improvement of Miller Fork Road as outlined in his proposal, seconded by Graham, Joe offered an amendment that instead of \$2800 the amount be approximately \$2900 which would include accrued interest, amendment seconded, motion carried as amended. These funds would be the last contribution to the project after other funds are depleted. Report attached.

The issue of collecting a deposit for road damage was tabled until the January meeting.

Graham moved to extend the meeting until noon, seconded by Joe, motion carried.

Gordon addressed the widening of Streamside Drive and discussion followed on handling the process to define the easement, deal with the owner or future owner of the entrance property now for sale. The open space committee was originally involved with improving the appearance of the entrance and establishing where the road easement is actually located in proximity to the pond. Kent requested that a letter be sent by Graham to the bank (owner of the property) and to the listing agent notifying them that there is an easement through that property that has not been resolved and that the Retreat is in the process of accomplishing that and it could affect the location of the road when it is widened. It would be desirable to have the most recently constructed shed and fence removed.

Gordon stated snow plow operators have been delegated to plow and who is to be notified when it is needed.

Environmental: Peggy Burch, newly appointed chairperson, outlined in a report environmental issues to be addressed in 2004. They included drought conditions, bark beetles and fire dangers. Report attached.

Open space: No additional information.

Nominating committee: Chairman Jim Broomfield noted there would be two vacancies on the board of directors next year. Kent Mills stated he would run for another term. Jim will pursue other nominees.

Newsletter: Graham announced the next issue will probably be published after the first of the new year.

Dunraven Glade committee: Jim Broomfield reported in the absence of the chairman that they had met with the supervisor of roads for the county and discussed the possibility of paving the road but that is highly unlikely but it is probable that road base would be applied in the next several years. He also reported they are trying to get the newspaper boxes moved off of County Road 43 and are investigating the cost of new signs to control speeding that endangers residents as well as wild life in the area.

Covenant issues: Kent sent letters to three landowners that were in violation and will follow up on several covenant issues still outstanding regarding propane tanks and trailers.

UNFINISHED BUSINESS

Winter potluck: Joe reported he and Marvin Gee will take care of organizing it. The date has been set for Friday April 16th at the Community Church of the Rockies in Estes Park. Rental cost will be \$85.00.

Water augmentation certificates: Kent reported the process is progressing and the intent is to close before the end of the year.

Annual meeting information: Kent reported that if the meeting date were to be changed it would have to be an amendment and voted on by the membership at the next annual meeting. A different location would also be desirable that would be more comfortable in the summertime.

Joe moved the meeting be extended to 12:15p.m., seconded by Graham, motion carried.

NEW BUSINESS

Meeting dates for board meetings: Dates set were January 10th, March 20th, and May 15th. Locations will be announced later.

Budget meeting: The meeting was set for November 22nd at Joe's residence at 3:30p.m. to prepare the annual budget and determine the landowner's assessment for next year.

Graham moved the meeting be adjourned, seconded by Bruce, motion carried.

FLO BELZ
Recording Secretary

- **Retreat Landowners Association, Inc.**

Treasurer's Report

November 15, 2003

For the ten and one half months ending November 12, 2003, receipts totaled \$51,654 consisting of landowner's assessments and transfer fees of \$50,460 and interest and other income \$1,195. Disbursements totaled \$74,754 consisting of -\$35,705 for the 2003 Road Resurfacing Project, contribution to the Glen Haven Volunteer Fire Department -\$11,150, road maintenance and snow removal - \$10,341, streamside entry survey & paving- \$8,329, purchase of 1992 GMC- \$2,500, and other administrative expenses including newsletter and directories - \$6,729. The excess of cash disbursements over cash receipts at November 12, 2003 was \$23,099. \$18,000 was transferred from the contingency fund to pay for the road resurfacing project.

Assets owned by the Association at November 12, 2003 consisted of checking and savings accounts totaling \$66,485 and equipment with a depreciated value of \$4276.

Included in the Treasurer's report is a Statement of Changes in Cash Funds for the period January 1 through November 12, 2003.

Lila Conrad
Treasurer

RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
January 1 to November 12, 2003

	ACTUAL	BUDGET	VARIANCE
CASH RECEIPTS:			
Landowners' assessments	\$49,460	\$48,840	\$620
Transfer fees	1,000	1,500	(500)
Interest income	1,026	1,500	(474)
Other income including late fees	169	0	169
Total Cash Receipts	<u>51,654</u>	<u>51,840</u>	<u>(186)</u>
CASH DISBURSEMENTS:			
Accounting	445	350	(95)
Administration:			
Office Supplies	321	500	179
Postage	274	300	26
Secretarial	185	250	65
Long Distance Telephone	31	200	169
Travel		100	100
Miscellaneous	509	400	(109)
Newsletter Postage & Copying	677	1,000	323
Newsletter Editor Expenses	300	700	400
Membership Directories	276	300	25
Social Events & Annual Meeting	854	1,000	146
Donations - Fire Department	11,150	11,100	(50)
Donations - Memorial	500		(500)
Environmental	498	1,000	502
Insurance	368	4,000	3,632
Legal fees	964	2,500	1,536
Bank fees	46		(46)
Streamside Entry Survey and Paving	8,329	2,500	(5,829)
Water Certificates	332	3,500	3,169
Water Assessment - Annual	150	300	150
<u>2003 Road Resurfacing Project</u>		35,000	35,000
Labor	2,355		(2,355)
Materials	30,798		(30,798)
Roller	2,553		(2,553)
	<u>35,705</u>	<u>35,000</u>	<u>(705)</u>
<u>Road Maintenance</u>			
Payroll, Payroll Taxes & Ins.	1,300	4,000	2,700
Snow Removal - Labor	812	1,500	688
Dust Treatment	1,500		(1,500)
Chip & Haul	1,200		(1,200)
Culvert Upgrade	382	1,000	618
Road Base & Supplies	480		(480)
Signs/Mirrors	433		
Equipment - 1992 GMC	2,637		(2,637)
Equip. Repairs & Maint.	2,312	2,500	188
Equipment Fuel	1,786	1,000	(786)
	<u>12,841</u>	<u>10,000</u>	<u>(2,408)</u>
Total Cash Disbursements	74,754	75,000	246
Excess Cash Disbursements over Cash Receipts	<u>(23,099)</u>	<u>(\$23,160)</u>	<u>\$61</u>
Cash balances January 1, 2003	89,584		
Cash balances November 12, 2003	<u>\$66,485</u>		

RETREAT LANDOWNERS ASSOCIATION, INC.
BALANCE SHEET (CASH BASIS)
November 12, 2003

ASSETS

CASH

Checking	\$6,435
Savings	60,050
	<u>66,485</u>

EQUIPMENT

Old Equipment	7,000
GMC (purchased 2003)	2,500
Road Grader (purchased 1992)	11,325
Ford Bronco (purchased 2001)	3,700
	<u>24,525</u>
Less: Accumulated Depreciation	(20,249)
	<u>4,276</u>

Total Assets	<u>\$70,761</u>
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LIABILITIES

LIABILITIES

Payroll Taxes Payable	<u>\$0</u>
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NET ASSETS

	<u>70,761</u>
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Total Liabilities & Net Assets	<u>\$70,761</u>
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Net Assets Consist of:

Current Operating Funds	(\$6,088)
Contingency Fund	32,192
Bulwark Ridge Fund	2,920
Open Space Fund	37,462
<i>Total Cash Funds</i>	<u>66,485</u>
Depreciated Cost of Equipment	4,276
<i>Total Net Assets</i>	<u>\$70,761</u>

Retreat Landowners Association
Statement of Changes in Cash Funds
2003

	Total Cash	Current Operating	Contingency	Bulwark Ridge	Open Space
BALANCES Jan 1, 2003	\$89,584	\$0	\$49,566	\$2,894	\$37,124
2003 Net Cash Receipts	(23,099)	(24,089)	626	26	338
2003 Transfer from Contingency		18,000	(18,000)		
Balances November 12, 2003	\$66,485	(\$6,089)	\$32,192	\$2,920	\$37,462

ASSISTANT TREASURER REPORT

November 15, 2003

Board of Directors Meeting
Retreat Landowners Association

There have been four property transfers since the September Board meeting. The number of landowners is reduced by one, to 220.

- Brian and Tonya Russell bought 3:[37] from Schaefer; they are new landowners.
- Diane West bought 3:[10] from Friedrichsen; she is a new landowner.
- Justin and Kay Edwards bought 4:[08] from Retrum; they also own 4:[09].
- Daniel and Mary Perugini bought 3:[11,12] from Bregach; they are new landowners.

Two other properties were scheduled to close the week of 11/3, but I haven't received the confirmations yet: the sale of McCoy's lot 2:[51] and Miles' cabin and lot, 1:[21,22].

The lien has been released from the Stolz property, 2:[18]. All 2003 assessments are now paid.

Jan Ricker
Assistant Treasurer/Corresponding Secretary

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

November 12, 2003

TO: The RLA Board of Directors

FROM: The ACC

The Architectural Control Committee wishes to report to the RLA Board of Directors on its activities since the last written report for the Board meeting of September 20, 2003.

George & Pat Brelig, Lot 11A, Filing 1 had previously submitted an application for a bridge crossing of Miller Fork Stream. This work is continuing. Due to the distance of the proposed cabin building site to the stream, a variance application was submitted to Larimer County Planning which was heard October 28. The minimum distance is 100 feet; the Retreat has no covenants addressing that area. The cabin would be located to be in conformance with the Retreat setbacks. Breligs have furnished this information to the ACC and a cabin application will be submitted as plans are developed.

The ACC has been in correspondence with Kevin & Monna Lear, Bulwark owners concerning their plans for work on the land. Kent Mills has been furnished copies.

There are several building projects about closed in or nearing completion.

There are no pending applications.



Dennis R. Bicknell
For The ACC

ACCBDN03

From : Gordon Nuttall

To : RLA board members
road crew core members

Subject: Road report for November 14, 2003 board meeting

Road maintenance

As reported at the last meeting, the resurfacing of Copper Hill and Black Creek roads with recycled asphalt, and the treatment of lower Streamside with dustguard has been completed. There have been several heavy rainstorms. The durability of both are meeting or exceeding expectations, and the gulleys and culverts are doing their job.

The excellent condition of the newly surfaced roads has resulted in some drivers going too fast for safety. Additional speed limit signs have been posted at key areas. Effectiveness of the signs is hard to determine, and we have no enforcement plans.

An additional convex mirror was placed at the blind curve on Copper Hill Road.

The culvert extensions are in place but have yet to be bolted on and the dirt backfilled around them at the curve on Copper Hill by the Cunningham's.

The paving with blacktop of the Streamside entrance was completed in October. The entry onto CR43 is much safer with this improvement. Clean-up of the west side, clearing of slash, and tree trimming was also done. The cost at \$5335 was more than anticipated but was due to extending the length in order to provide adequate braking distance and water run-off.

Sale of Bronco

The Ford Bronco with snowplow has been sold for \$1250. There were numerous inquiries to the ads placed in Estes Park and Loveland newspapers, but the rusted-out sections and poor interior condition forced the price down from the asking \$2000. There were offers for just the Bronco for \$750, but that would have required an RLA person to spend time removing the snowplow, and would still leave us with a snowplow to sell.

Equipment maintenance

The GMC pickup is equipped with the snowblade and 4 new studded snow tires on rims for easy yearly mounting/unmounting. It has been inspected for proper 4WD operation by the seller and is good-to-go. There are no known maintenance issues with the other equipment.

Miller Fork Road improvement into Bulwark Ridge

Discussion with Dale Alps has evolved the proposed project to these key points:

- 1) RLA will commit the \$2800 from the Bulwark merger to this project
- 2) The Taylors will commit \$8,000
- 3) Marci Traynan and partner will commit \$2,000
- 4) Kevin Leer will commit \$500
- 5) The estimate to do the complete project with widening and fill (but not road base) is \$18,000 to \$20,000. Since the current committed funds total only \$13,300, the project can proceed but spend only to that amount, or to a higher amount according to what other landowners will commit to.

- 6) The contractor will be selected by unanimous agreement of the contributing landowners and the RLA.
- 7) The contractor will supply all equipment and insurance coverage. The RLA grader or backhoe will not be used.
- 8) The contractor will provide a deposit to RLA to cover any damage by tracked vehicles.
- 9) The contractor will be responsible for collecting the funds from the landowners. The RLA will likewise pay its share directly to the contractor. The project will be started at the contractor's discretion after review by the RLA road committee chair after consultation and sign-off with the core road crew members.

After review and approval by the RLA board members, a letter jointly authored by the road committee chairperson and the president will be sent to Dale Alps summarizing these key points for submittal to the contributing landowners.

Tracked vehicle road damage

I propose a motion for tracked vehicle damage

- That a \$500 road damage deposit from the contractor be placed in escrow for any project where tracked equipment will be used. The ACC will have that deposit before giving construction approval
- Any repair will be done by the contractor
- The RLA road chairperson will consult with the core road crew members and give approval that the repair meets RLA standards before the escrow is released.

Widening of Streamside at lower entrance

The proposal to widen Streamside through the first property which is presently for sale will be added to the 2004 project proposal list. This project is not deemed to be a safety issue, nor was it a committed project for 2003. It is acknowledged that this delay has a risk that the future owner will object and make it more time-consuming to proceed. The Open Space chair has notified the real estate agent of our intent to widen the road and she is obligated to inform potential buyers. This project, along with the other proposed projects, will go through the annual planning process in the spring of 2004. Advocates of this project will be invited to join in that planning process.

Suggestions have been made to remove the horse barn and fence in order to improve the cosmetic appearance along that that property is not the responsibility of the road committee. Road widening doesn't address the cosmetic appearance issues within the RLA right-of-way and may be addressed as either a covenant violation or Architectural Control issue.

Sincerely,
Gordon Nuttall

ENVIRONMENTAL ISSUES FOR 2004

Drought

It appears the drought is continuing. The heat, wind and lack of precipitation have caused experts to consider this a 300 to 500 year drought. We are now in year 4 or 5 of the drought. No one can tell us how much longer the drought will last. The March snowstorm helped the levels in the reservoirs and eased watering restrictions along the Front Range but did little to increase the moisture levels in the soil.

Most of tree water-absorbing roots are in the top 12 inches of soil. We can expect to see more trees die in 2004 due to cumulative effects of the drought. Even very old trees will experience drought stress but the trees most likely to succumb are the very young, newly planted or construction-damaged trees.

For additional information regarding drought and care of trees – www.ext.colostate.edu / Gardening

Bark Beetles

There are two types of bark beetles to be concerned about in the coming year. We are all aware of the Mountain Pine Beetle that attacks and kills our Ponderosa Pines. Once a tree has been attacked, there is nothing that can be done and the tree must be cut down. The Mountain Pine Beetle attacks trees that are stressed. Drought and mistletoe are taking their toll and leaving the trees defenseless against beetle attacks.

www.ext.colostate.edu Insects / Fact Sheet 5.528

The other beetle that is causing problems is the Ips beetle. This beetle attacks Ponderosa pines and Spruce trees that are under environmental stress. This beetle generally does not kill the tree but under certain conditions can be a considerable threat. These beetles can breed and overwinter in dead and dying trees, firewood and freshly cut stumps. Two factors have recently contributed to the Ips beetle problem. Prolonged drought stress is making the trees weaker and there is more freshly cut wood from efforts to reduce wildfire hazards.

www.ext.colostate.edu Insects / Fact Sheet 5.558.

The best defense against these two beetles is healthy trees.

Chronic Wasting Disease

This problem is increasing in Northeast Colorado. The disease has also been found in Northwest Colorado. Homeowners should avoid feeding the deer/elk, even accidentally (birdseed, etc.). It appears that the disease can be spread from deer droppings in areas where deer feed. Any deer/elk that appear to be ill should be reported to the Division of Wildlife.

Wildfire

Wildfire is the most critical problem we are facing in the coming year. The Retreat is located in a Red Zone in a Wildland Urban Interface. We must do everything we can to mitigate the danger and create defensible space. The drought, dead and dying trees and

piles of slash are adding to the wildfire danger. Trees must be thinned where necessary and lower limbs removed in danger areas. Fire resistant landscaping and fire resistant grasses should be used. Use non-combustible forms of mulch to help keep trees healthy. The Retreat can be made more fire-wise and still be beautiful. In our area, fire is when, not if.

www.ext.colostate.edu Drought/Fire Fact Sheets and Related Sources