



RETREAT LANDOWNERS ASSOCIATION, INC.

THE NINTH ANNUAL MEETING

AUGUST 9, 1980

Glen Haven Community Building

The meeting was called to order at 1:03 P.M. by President Tom Bennett. The board members and committee chairmen were introduced. Harold Dobson, board member and chairman of Beetle and Budworm Control was not present.

A total of 14 proxies were distributed.

APPROVAL OF MINUTES OF 1979 MEETING

Jim Persichetti made a motion to dispense with reading the minutes of the 1979 meeting. There was no objection. The minutes were accepted and approved as published and were ordered to be filed.

CHAIRMAN'S REMARKS

Tom Bennett spoke on the accomplishments of the Board of Directors over the past year.

1. The pine beetle problem is on the down side. The committee has been enlarged to include the budworm.
2. The board has negotiated a lease with The Glen Haven Area Volunteer Fire Department to build a fire house in The Retreat. This fire house is under construction. Volunteers will be needed for the interior work.
3. This past winter was severe causing a big job for road maintenance. The job was undertaken with success by Frank Horn.
4. The board has worked to further establish a more frequent and informative newsletter.
5. There have been six board meetings over the past year.
6. The board has proposed and adopted a job of assistant treasurer in order that all records and documents be kept in one place and to free the board members for other important work. This was done according to the by-laws. Marcella Bicknell will be the assistant treasurer effective following this annual meeting.
7. The board has discussed appointing a by-law committee to review, revise and republish the by-laws. Anyone who is interested please contact a board member so that this important work can be started. Tom urged all landowners to volunteer to work on the various committees. The help of the landowners is needed to keep The Retreat the beautiful haven it is today.

All landowners should remember that there is a 20 mph speed limit throughout the Retreat. All landowners are urged to use restraint in regard to motor bikes and motorcycles in The Retreat. There have been complaints about the noise and speed of motor bikes and motorcycles in The Retreat. Those using such vehicles should observe the speed limit, keep to the correct lane of the road and use proper mufflers to decrease the noise level.

There has been a problem regarding fire arms in The Retreat. A potential landowner buying from Walter Maitland in The Bulwark Ridge Subdivision has at gun point run off a Retreat landowner from the Miller Fork Creek trail. The sheriff is looking into this matter. The Miller Fork Creek trail is an open trail so designated by the Forest Service. There is a five foot right of way along either side of the trail. No one has the right to keep people from using this trail. Landowners are urged to call or write The Sierra Club in Denver-(phone (303) 321-8292 or write 1627 Vine St. Denver Colo. 80206) to obtain a Denial of Access Form. This form can be filed with the district ranger-Austin Condon, Box 2747, Estes Park, CO. 80517. The RLA Board of Directors will file a complaint jointly with The Forest Service and The Larimer County Sheriff's Department.

There is no hunting allowed in The Retreat or on Maitland property.

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Landowners are urged to send in the telephone application form. This does not obligate anyone but will make it easier for those interested to get a telephone.

Tom Bennett thanked the board members, committee chairmen and members and the secretary for their efforts to do a good job.

TREASURER'S REPORT

John Barlow reported that about 23% of the landowners have not paid their 1980 assessment. Second notices of assessments due have been mailed. There are about 4-5% who are seriously delinquent by 2 or more years. Copies of a financial statement prepared by Wayne Hunt Co. for the year ending December 31, 1979 and for the seven months ending July 31, 1980 were distributed to the landowners. A copy of which is attached to these minutes.

John explained that the RLA has donated \$2000 to the fire house and have pledged another \$1000. Lloyd Angel asked if there will be any other use of the building. John replied that the building can be used for the annual meeting and picnic and other social functions which may arise. The pay phone at the Rockbrook Museum may be moved to the fire house location. The site has been excavated and the exterior walls framed. The volunteers hope to have equipment in the fire house by this fall.

A landowners asked John to explain the expense for refunds and bad checks. The bad check was from a landowner on a closed account. It is being taken care of. The refund was to a landowner who over paid his assessment by \$5. Ray Stark made a motion to approve the treasurer's report. George Richard seconded. The report was approved.

ACC

Dennis Bicknell reported that there are 43 cabins built or under construction in The Retreat. Anyone considering building should keep informed of the County regulations.

The ACC members are Jerry Spencer, John McAfee, John Carroll, Dennis Bicknell. Mrs. June Bennett has resigned from the committee.

Dennis thanked all who have cooperated in observing the covenant concerning trailers and campers. He urged those who have cabins and/or driveways to make sure that there is proper drainage. Driveways that do not drain properly cause wash outs in the roads. Culverts should be kept clean and installed where needed.

ROAD MAINTAINANCE

Frank Horn informed the membership of the severe winter just past. The first snow of last winter left a blanket of snow 31 inches deep on the level. The total snow fall for this past winter season was in excess of seven feet. The roads were plowed of snow three times at a cost of about \$700 each time. In the spring all culverts were cleaned and wash outs and ruts repaired. All were reminded that driveways that hinder drainage need a culvert. The road maintainance committee will work with those who need a culvert. Landowners who wish may have their driveways plowed of snow at the time of the road plowing by contacting Frank Horn. The landowner would pay for the time spent on the driveway. The cost of snow plowing is \$50 per hour.

At this point Greg Martin fire chief for the G.H.A.V.F.D. spoke to the membership about the construction of the fire house in The Retreat. When completed the structure will house a jeep and a two wheel trailer with a pumper. The department hopes to get a pumper truck in the near future to house in the structure. Greg asked for volunteers to help with the interior work on the fire house. In case of fire call 911. Ray Stark then gave some pointers on fire prevention. Keep a garden hose hooked up for water accessibility, don't overload electrical circuits, unplug appliances when not in residence, clean up piles of rags or newspaper, keep fire place flues clean.

Anyone so inclined can contribute to the Glen Haven Area Volunteer

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Fire Department.

BEETLE AND BUDWORM

Jim Persichetti reported for Harold Dobson who was absent. The 1980 beetle season has come to a close with 57 infested trees cut and removed. Volunteers will be needed to mark trees in the upcoming spring.

The budworm infestation is rather bad this year. At \$11.50 per acre our budget would not allow for aerial spraying. Spot spraying can be done if enough people are interested. There was much discussion on the budworm damage and the possibility of aerial spraying. It was suggested that since the beetle control seems to be winding down some of the money budgeted for that purpose be used for aerial spraying of the budworm. Since aerial spraying is very expensive those landowners who are willing might contribute to the finances necessary for such spraying. Some landowners are concerned about the toxic effects on the habitat of The Retreat, even to the health of the people. The RLA will get expertise advice on the methods of control and the chances of toxic effects on the environment.

ELECTION OF BOARD MEMBERS.

Tom Bennett asked for nominations from the floor. There were none. George Richard made a motion that the nominations be closed. The motion was seconded and approved. The nominees from the nominating committee were John Barlow, Tom Bennett, Bill Masters and Ray Stark. Each nominee gave a short talk. The election was held. The new board members are John Barlow, Tom Bennett and Ray Stark.

OLD BUSINESS

There was none.

NEW BUSINESS

Some landowners have asked to have the Miller Fork Creek stocked. I.B. Muller made a motion that the board take under consideration and do what they thing is prudent in stocking the stream. Mrs Fulton seconded. There was discussion on the number of fish to stock, and the cost and the best time of year to stock. Mr. John McAfee offered to get this information. The motion was approved.

Mr. McAfee asked about a gate across the road into the Bulwark Ridge subdivision. This gate is alright as long as it is not locked.. Mr. John Dietz, Bulwark Ridge Landowner, explained that it was put there because logs which were ready for building a log cabin were stoled . The gate is discourage any further problems of that nature.

The landowners discussed the incident involving fire arms which is found on page 1 of these minutes. Landowners were urged to file the denial of access complaint form soon. The address is found on page 1 of these minutes. Landowners were informed that complaints may be filed with the sheriff with your identity kept confidential if so requested. Names are kept confidential until the case goes to court. In this way people are protected if they fear reprisals.

Some landowners asked if a list of landowners and their lot number could be made available to the general membership. Some feel that this would be helpful in knowing your neighbor and in knowing when the proper people are using lots in The Retreat. Mrs. Fulton made a motion that the membership list be made available to members. Jim Piersel seconded. The motion was approved.

The membership would like a newsletter article on the discharging of fire arms in The Retreat.

One of the joys of being in the mountains is to see the beautiful show of stars in the sky at night. Excessive yard lighting, especially mercury vapor lights, can blot out that sight. With proper

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shielding of the bulbs this can be prevented. Shield the bulbs so that the light is cast downward.

The membership expressed their appreciation to the board members and committee members for the work done.

The meeting was adjourned at 3:40 P.M.

Respectfully Submitted

Marcella Bicknell

Marcella Bicknell, corr. sec.

BOARD MEMBERS AND COMMITTEE CHAIRMEN

James Persichetti, Pres. Home 665-6698
2042 Salisbury Ct. Bus. 428-7541
Lafayette, CO. 80026

Ray Stark, V. Pres. Home 667-5600
1143 Cleveland Ave.
Loveland, CO. 80537

John Barlow, Sec.-Treas.
Box 96
Glen Haven, CO. 80532

Tom Bennett, Bd. Mem. Home 482-0178
1513 Lakeside Ave Bus. 482-2442
Ft. Collins, CO. 80521

Harold Dobson Bd. Mem. & Beetle Con. Home 426-7410
3251 Mowry Pl.
Westminster, CO. 80030

Frank Horn, Rd. Main. Home 586-3784
Box 99
Glen Haven, CO. 80532

Dennis Bicknell, ACC Home 867-6237
726 Karen St. Bus. 867-5676
Ft. Morgan, CO. 80701