



RETREAT LANDOWNERS ASSOCIATION, INC.

THE FOURTEENTH ANNUAL MEETING

JULY 27, 1985

THE GLEN HAVEN COMMUNITY BUILDING

The meeting was called to order at 1:03 p.m. by Jim Piersel, RLA president. There were 54 landowner units present. All members introduced themselves. A total of 26 proxies were distributed by Marcella Bicknell, Corresponding Secretary.

APPROVAL OF MINUTES OF 1984 MEETING

There were no additions or corrections to the minutes of the 1984 meeting. Cathy Hubert moved acceptance, and Ed Richards seconded the motion, which was passed.

PRESIDENT'S REMARKS

Jim Piersel thanked so many landowners for attending the meeting. He said the most frustrating item during the year was the VTN situation, but there are very few problems left to be resolved. The remaining surveyors' work should be completed in two months. The good news is that the Larimer County Commissioners have lifted the building moratorium for three years. He thanked Ernie Conrad for his help in this matter. Jim requested the membership not to take up all the meeting time on covenant discussion. He also expressed his appreciation to the Board members for their help in the past year.

TREASURER'S REPORT

A financial statement was prepared for the period from December 31, 1983 to December 31, 1984 and is attached to these minutes. Dick Weinmeister reported that we have done well on collecting assessments this year. There are only two landowners in arrears at this time and both of them have liens filed against their property. The landowners are asked to pay their assessments promptly in order to avoid second mailings, higher postage costs, and more attorney's fees. The assessments are due on January 1 and become delinquent on March 1. Everyone is asked to cooperate. The assessments for 1986 will be set at the October board meeting and the notices sent in December.

The June 30, 1985 balance is \$18,874.18.

Questions from the floor involved office supplies and tree spraying.

George Richard moved to accept the treasurer's report; Betty Skinner seconded, and the report was approved.

GLEN HAVEN VOLUNTEER FIRE DEPARTMENT

Doug Grice, president of GHVFD and John Schockly, assistant fire chief presented a list of needs for the Fire Department, including equipment for a new fire truck, new breathing apparatus, improvement of communication systems, upgrading EMT capabilities, first aid equipment, etc. They asked that the RLA contribute \$500 for the department. Most of their work over the last four years has comprised auto accidents and rescue operations. There have been very few fires, and no structure fires during this period. At present there are twenty-three trained volunteer firemen. In response to a question from Tom Bennett, Doug stated that the 1985 Fire Days net profit was \$1900. Sy Kleinman asked how to contact the fire department in an emergency. Doug said to dial 119, explain the situation, and the department will respond. Marvin Gee asked how much the Board allocates to the GHVFD, and what percentage of the RLA dues are ear-marked for this purpose. Dick Weinmeister explained that in the past the Board has neither allocated a set amount of money, nor a certain percentage of dues for this purpose, but that we have contributed to them when asked for a donation.

Maynard Avey said that Bob Lindsey who lives on the edge of the Retreat, plows the road to Fire Station #2 when he plows his driveway which is adjacent to the fire station road.

ACC

Dennis Bicknell reported that there are 257 lots in the Retreat, owned by 202 people, and that there are now 63 cabins built. By fall five more cabins will be under construction. He gave a brief history of the rate of cabin construction in the Retreat, including one of the first jobs the first ACC had to do - to chase and catch the developer's horse! He listed the function and obligations of the ACC, and said that the Board is responsible for enforcing the covenants. He reminded the membership that there are 17 covenants, which are being met by 99% of the cabins. He encouraged the membership to contact the ACC members and/or the Board in relation to what seems to be covenant violations. He urged that all members read the covenants. Try to distinguish between covenant violations and that which is personally offensive. Dick Weinmeister commented that the ACC can't do anything unless intentions and plans are presented before the action takes place. Most of the problems dealing with covenant violations have been building without first notifying the ACC.

Dennis thanked the members of the ACC, Jack Benson, Maynard Avey, George and Thelma Richard, Jean Richards, and Steve Little, for their help on the committee. He asked for questions; there were none. Applause ensued.

Tony Besson made an eloquent plea on behalf of upgrading the esthetics of the Retreat, including painting of TV dishes, eliminating flapping plastic sheets on outbuildings, etc. He charged the ACC with facing this responsibility now, so that this area will not look like a Denver slum in a few years. He said if this is not done, the time, the money and the love that some have put into this area will have been in vain. Applause ensued.

I.B. Muller offered to paint the dishes green if the owners will supply the paint. This will help the TV dishes blend into the landscape.

Jim Piersel again reminded the landowners to contact the Board or the ACC on covenant matters so that they may help resolve the problems, and do what we can to keep the Retreat the kind of area we want.

ROAD MAINTENANCE

Ray Tallman reported that he is distributing, and grading 40 truck loads of crushed rock. He estimates we will need around 60 more loads. This material is being used to restore most all the bad areas. The road grader needs a new blade, and maintenance including the repair of leaks, replacement of the rear window etc. He is repairing these problems as they arise. He asked that people help remove the rocks on the roadway as they walk the roads in the Retreat, and that they check their own culvert to make sure they are clear. Landowners who are putting in driveways should make sure that culverts are installed where necessary - check with the ACC on this. Also, landowners should try to ditch their own driveways so that the water is diverted into the road ditch, and not into the middle of the road. Steve Little asked if Ray needs help on road maintenance. He replied that actually very little shoveling is needed. The main things that property owners can do to help, are to keep their culverts open and to get rid of the rocks on the roads. Steve volunteered to get a crew together to help.

Mark Goodkin wanted to know if the Retreat can work on Dunraven Glade Road. Several people reminded him that it is a county road and we are not allowed to work on it. Our tax money is used in part to maintain that road, and our Retreat dues are used in part for our own road maintenance. Rick Russell suggested that the Board contact Larimer County to see if the Retreat can help on maintenance of Dunraven Glade Road. Jim Piersel said that will be done. Gloria Benson expressed dissatisfaction with the condition of the roads throughout the year. Sy Kleinman encouraged the Board to take a more activist stance regarding the Dunraven Glade Road condition in behalf of those landowners whose property abuts that road. Jim Piersel agreed to take such action. John Schockly said the county would respond to telephone calls concerning the condition of Dunraven Glade Road - the more calls, the more action. The number to call is 586-5396.

Art Leissa asked about the possibility of getting Dunraven Glade Road paved. This suggestion elicited a very negative response from the membership.

Ed Richards commented that Ray had done a fabulous job with the roads, and the membership agreed with applause. Jim Piersel reminded the property

Road Maintenance Continued

owners that we do live in the mountains, that the roads are difficult to maintain, and that we should not expect them to be like city roads.

PEST CONTROL

Jim Persichetti reported that the cost of spraying the infested areas (264 acres) of the Retreat amounted to \$6600. This price reflects the actual cost of \$25 per acre for the BT, rather than the projected figure of \$27.50 per acre. After walking the Triangle Mountain area since the spraying, he found new growth is occurring, and he's very much encouraged by the results of the spraying. He saw no evidence of extreme defoliation. There will be an egg mass count by the Forest Service to evaluate the success of the spraying. Before the spraying, the egg mass count in the Retreat was 32.6 clusters per square meter of foliage, the third highest infested area in the state of Colorado.

Rocky Mountain National Park, for the first time in its history, closed some areas including Aspenglen, for a few days to spray the trees for budworm. Whereas it was believed that the budworm attacked trees in the 7000' to 8000' range, it now appears to have expanded its range 1000' above and below the previous range, with a more varied appetite. Jim recommended re-evaluating the pest situation in the coming years, including the possibility of spraying again in 1986.

The problem of woodcutting and removal of diseased trees was discussed. Al Matlock reviewed the history of the GNVFD woodcutting at the bottom of the switchbacks. The Forest Service was pleased with their work. He asked if the fire department could cut trees on RLA land. Jim Persichetti said that an RLA member must supervise the woodcutting. John Schockly and Bill Morris encouraged this concept because it would include stipulation that money from the sale of such wood, would be returned to the fire department. Jim will meet with John and Bill to work out details.

Maynard Avey observed that last year he noticed an abundance of budworms on his trees; this year - none.

Jim Persichetti reviewed the procedure for removing beetle killed trees; 1 - mark them, 2 - cut them down, 3 - spray with Lindane, and 4 - cover with plastic. He reported that we have 3000 budworm killed trees, and about 300 killed by the Douglas Fir Beetle, now standing. These trees should be cut down to reduce the spread of the insects, and to reduce the forest fire potential. He indicated on a map of the Retreat, the areas which were sprayed. He thanked those who responded to the woodcutting questionnaire.

PICNIC

I.B. Muller reported that since we are on forest service land, everyone should pack out his own garbage, squash aluminum cans and put them in the trash bags provided. He asked that we leave the area in good condition.

ELECTION OF BOARD MEMBERS

Three board positions are available for two year terms. The five candidates introduced themselves. There were no nominations from the floor. Ballots were distributed and the election held. The newly elected members are: Jim Persichetti, Jim Piersel and Bill Morris.

Tom Bennett as a former board member, thanked the five people who were interested in running for the Board. He noted that it takes a lot of time and effort to be a board member.

OLD BUSINESS

There was no old business to address.

NEW BUSINESS

Ray Knapp voiced his concern about two dogs running loose near his property. He asked if this is a matter under the jurisdiction of the county. The Board commented that it legally has no control over this situation, and suggested the complainant first talk with the owner of the dogs. Jim Persichetti said that one does not always know to whom the dogs belong. The dogs must be caught first. I.B. Muller said that the covenant specify that animals should be under control at all times. Al Matlock feels that the best approach is to speak to the owners; watchdogs can be useful because there have been some

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New Business Continued

robberies in the area. Hugh Beckham commented that loose dogs are a menace to wild life.

LANDOWNER COMMENTS

Steve Little read a letter he'd written to the Board regarding what he considered to be covenant violations. He cited four small buildings on Streamside Drive, Black Creek Road, and Fisherman's Lane. The geodesic dome on Fisherman's Lane is literally falling apart. The Board answered that the three structures on Streamside Drive, the corner of Streamside and Black Creek, and on Black Creek, all have ACC approval. The owner of the geodesic dome on Fisherman's Lane will be contacted by letter, the first step in covenant enforcement procedure.

I.B. Muller encouraged the landowners to keep things looking as neat and natural as possible.

Bill Morris commented that we all have to get along together. He said, "Before you report a covenant violation, ask yourself these questions, 'Would I take this to court? Is it worth \$1000?' The Board is in a bind. If the Board sends you a letter, accept it."

Cathy Hubert said that last year we received some money from VTN; are we going to get some from the new surveying this year? Jim Piersel responded "Yes - we hope."

Eldon Purinton defended legal expenditures as being necessary at times. He cited the history of many unpaid assessments. This problem was solved through legal action; now there are only two unpaid assessments.

Marlan McMahan inquired as to the policy pertaining to the use of the Retreat Roads and stream. He was informed by the Board that legally anyone has the right to use them. The purpose of the RLA stickers on vehicles is that landowners and their families can be readily identified, and that outsiders can be persuaded to leave. Our new signs should help in this regard. Gloria Benson cautioned members to remove the sticker when one sells the car.

Steve Little voiced a concern about cars blocking the turn around at the end of Fisherman's Lane.

Ed Richards mentioned horses running loose in the Retreat, which is also a concern of Laurene Nicholl, since they have been on her property and have destroyed some of her new seedlings. An effort should be made to determine the owner of the horses, and remind him of his obligation to confine and restrain his animals.

The next annual meeting will be Saturday, July 26, 1986, at 1:00 p.m. in the Glen Haven Community Building.

The meeting was ajourned by President Jim Piersel at 3:43 p.m.

Respectfully submitted

Carol Fulton

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Recording Secretary