



# RETREAT LANDOWNERS ASSOCIATION, INC.

## THE BOARD OF DIRECTORS MEETING

February 1, 1986

The meeting was called to order by RLA president Graham Fowler, with all members present except Jim Persichetti. Also present was Dennis Bicknell, ACC chairman.

### MISCELLANEOUS BUSINESS

Graham reported on the phone poll he'd taken of the Board recently, regarding the possibility of accepting a lot in lieu of the \$6000 VPW owes the Retreat. The Board concurred with the idea. Tom and Graham will talk with Rock Tallman after the meeting, with regard to his signing the affidavit.

Dennis reported the ACC decided not to reconsider Ray Knapp's request to sell part of his lot. The Board emphatically backs the ACC decision. Dennis will write a short note to Mr. Knapp about this decision. He has also sent the pertinent information to Rebecca concerning this business.

Bill Morris presented a bill from Larry Boehme for building the phone booth at fire station #2. It was approved for payment. Dennis said the phone company decided it was cheaper to leave the phone where it is, than to remove it.

The fidelity bond for the Board was presented for payment. The Board approved payment thereof.

It was moved, seconded, and passed that letters be sent to Al Matlock, and to Mike Powers and Debbie West, reminding them of Covenant #17, regarding restriction of animals. These landowners have horses and donkeys running free in the Retreat.

### BY-LAWS AND HANDBOOK REVISION

Dennis reported that the objective of the ACC was not to change the By-laws, but to clarify and tighten the holes, interpret, and explain the landowners' obligations from the time they buy their land.

It was noted that the covenants are part of the deeds to our properties. They affect all the properties, and thus if we want to change a covenant, it affects all the membership, and therefore 100% of the membership must vote for the change.

In discussion regarding variances, Graham suggested that the landowners write a request for a variance, and that the Board (or ACC) then poll the neighboring landowners to get their input on the effect the variance would have on them, before the Board makes a decision. Dennis reiterated, "If you anticipate a problem, let the ACC know first, before you get started building."

### SUGGESTIONS FOR THE MAKE-UP OF THE HANDBOOK

1. New title: HANDBOOK OF THE RETREAT  
LANDOWNERS ASSOCIATION, INC.  
1986 REVISION
2. Add page numbers and a Table of Contents
3. Update the Board of directors, including officers, committee chairpersons and others involved with RLA functions, identifying the title of each.
4. Add a blank page so that after the annual meeting, landowners can insert the list of new Board members; so label that page.
5. In the list of RLA members and Bulwark Ridge Assn. members, identify the year-round residents by asterisks, or have a special page for the year-round residents.
6. Have a list of Larimer County emergency numbers, Department of Wildlife, etc.

### SUGGESTIONS FOR BY-LAW REVISIONS

- Article III, section 1 - change 5 directors to 6 directors  
section 2 - change 1983 to 1986, change two years to three years.  
(Beginning with the 1986 annual meeting a term on the Board will be for three years, and only two positions will be vacant at any given time.)
- Article IV, section 1, g. - change to read "...member of the association. A financial statement shall be available to the members of the association."
- Article V, section 1 - After secretary-treasurer, add (new sentence) "If needed and deemed necessary by the Board of Directors, a recording secretary, corresponding secretary and assistant treasurer may be appointed."  
Insert recording secretary instead of assistant secretary.  
sections 4 and 5 - combine under one section, a new section 4.  
section 6 - change to new section 5, and change to read "Duties of Recording Secretary, Assistant Treasurer and Corresponding Secretary. The recording secretary, assistant treasurer and corresponding secretary shall perform such duties..."

SUGGESTIONS FOR BY-LAW REVISIONS, Continued

Article VI, section 3 - delete "annual dues and"

sections 4 and 5 - delete

sections 6, 7, and 8 - change to read sections 4, 5, and 6.

Article VII, section 1 - change heading to read "Section 1. Assessments" Also change "dues" to "assessments" wherever it occurs. Change d. to read "No assessments or part thereof shall be refunded."

Add new e. - Upon change of ownership, the Directors may charge a transfer fee not to exceed \$100 per transfer.

section 4 - substitute "assessments" for "membership fees."

Add new section 5 - Enforcement of Covenants

a. The Board shall be responsible for the enforcement of the Covenants.

b. The Board may delegate this responsibility to any Board member or subcommittee of the Board.

c. In the event that the Board determines that a member is in violation of the covenants, the Board or its agent shall notify the member of the violation in writing and allow the member 30 days to correct the violation.

d. If the member fails to correct the violation and the Board incurs expenses or attorney fees in enforcing the covenants, then the member shall be responsible to pay all expenses and attorney fees incurred by the Board in enforcing the covenants.

e. Any expenses or costs incurred by the Board shall be repaid to the Board by the member within thirty (30) days of written notification by the Board to the member of the expenses and/or attorney fees incurred by the Board.

f. If the member fails to pay said amounts within the thirty (30) day time period, then all such costs, expenses, and attorney fees shall be an automatic lien upon the real property owned by the member in The Retreat subdivision. The Board may, without the necessity of legal proceedings, file a Notice of Lien with the Larimer County Clerk and Recorder, and said notice shall act as a lien upon the member's real property within The Retreat.

g. The Board may take any and all steps, including legal action or suspension of a member's privileges, that it deems necessary to enforce the Covenants.

h. The above provision shall in no way limit the legal right of a member to seek the enforcement of the Covenants.

(The above section adopted by the Board 11/17/84)

Article VIII, section 1 - a. Change to read "The annual meeting shall be held the last Saturday of July of each year at the Glen Haven Community Building." (Adopted by the Board 10/27/84)

section 4 - a. Change to read "Only members in good standing shall be..."

Article X, section 4 - (Mention was made of the name "Environmental Committee". The Board should use this name rather than "Pest Control" or "Pine Beetle".)

section 5 - Delete "paragraph", insert "item".

Article XI, section 8, b. - Delete "road maintenance" and "only".

ADDITIONAL BUSINESS

Discussion revolved around when people become members of the RLA. It was pointed out that legally everyone who buys a lot is a member. Dennis felt the three letters from the lawyers that he passed to the Board members pointed up the legal definition of members.

Dennis will present a rough draft of these suggested by-law revisions to Rebecca to review, then the Board will act on them. He is to ask Rebecca also to define when one becomes a RLA member. He will also contact someone who has a word processor to make the rough draft.

Suggestions to Landowners - pages 16 and 17 in the handbook: Change the address of the registered office of the corporation to 2315 Fairplay Dr., Loveland, CO 80537. Dennis said the ACC will take care of the ACC responsibilities but some rules, suggestions, etc., should come from the Board and the general membership. He asked that if the Board has suggestions for this section of the handbook, to write them down and give them to him.

Tom will contact Mar Lou Faiella to remind her to reserve the Glen Haven Community Building for July 26, 1986, for the RLA Annual Meeting.

Next Board meeting will be at Bill Morris' home, April 5 at 9:30. Note the change in date from March 22.

Respectfully submitted,

*Carol Fulton*

Carol Fulton, recording secretary





## RETREAT LANDOWNERS ASSOCIATION, INC.

### THE BOARD OF DIRECTORS MEETING

April 5, 1986

The meeting was called to order by RLA President Graham Fowler with all members present except Jim Piersel. Also present were Dennis Bicknell, ACC chairman, and Ernie Conrad, landowner.

#### SECRETARY'S REPORT

The Secretary's Report was approved.

#### ENVIRONMENTAL COMMITTEE

Jim Persichetti reported that of the 86 responses to the woodcutting questionnaire he received, 28 have given permission to cut, 44 landowners will cut their own, and 14 do not want anyone cutting on their land. Dennis gave him four more responses which were not tallied.

Jim reported that the Forest Service said the egg mass count shows little infestation due to the spraying, and therefore another spraying this spring is not necessary. There will be another egg mass count in August. He suggests the announcement be made at the annual meeting, that the landowners identify pockets of infestation on their lands so that the trees can be sprayed on an individual basis. There is money available for this type of spraying. As long as the infested trees are not near the rivers, the use of Sevin rather than BT is recommended, due to the fact that BT has no shelf life. Sevin has been found to be efficient for this usage via truck spray at the cost of about \$6.00 a tree; hand sprayers can be used, but are not powerful enough for spraying large trees. Since the planned cutting of diseased trees on a large scale has not begun, the felling of these trees now by individual land owners is encouraged.

Dennis attended a Natural Resource Conference at CSU recently, and brought back several brochures on fire prevention, published by the U.S. and State Forestry Services, for whatever use the Board wishes.

It was noted that there was a fire at the trailhead on March 8, 1986.

#### ROAD MAINTENANCE

There was no report.

#### ACC

Dennis reported receiving applications from several landowners for changes and additions to their homes. He also wrote letters to several people including Mark Goodkin (Filing 1, lot 51) Bill Widmair (Filing 2, lot 45) and Jack Bagley (Filing 2, lot 40) for construction without approval of the ACC.

Dennis reviewed the history of the Mark Goodkin situation, and on behalf of the ACC urged that Graham meet with Rebecca to take steps to remedy the conditions. The motion was made and seconded that Graham meet with Rebecca to see if Mr. Goodkin has met the legal conditions he agreed to, and to take legal action if he hasn't met the conditions. The motion passed. The consensus of the Board is that Mr. Goodkin is proceeding with total disregard for his apparent covenant violations. It was also suggested that a stop work order be obtained if necessary.

No reply has been received from Ray Knapp concerning the Board's decision to disallow his request for subdivision of his property.

#### TREASURER'S REPORT

Dick Weinmeister presented the treasurer's report through March 15, 1986. It was approved; copy is attached.

#### ASSESSMENTS

Dennis reported that there is a lien on the property of Mike Sabbeth (filing 1, lot 67) and also some confusion as to his payments of assessment. Mr. Sabbeth has asked to have the lien removed. After some discussion, Jim Persichetti moved that the Board ask Rebecca to notify Mr. Sabbeth that his request to lift the lien is denied, and that to lift the lien he must pay \$100. The second part of the motion directs Graham to talk to Rebecca concerning the relative merits of initiating a suit or placing a second lien on the property. The motion was seconded and passed.

BOARD OF DIRECTORS MEETING

APRIL 5, 1986

PAGE 2

ACC (Continued)

Dennis distributed a list of 44 people who have not paid their assessments as of this date. He recommends the Board send a letter this month reminding them of non-payment. The next step will be a letter from Rebecca.

Foreclosure on the Miller property (Filing 2, lot 23) will be completed in about ten days, after which time it will revert to Richardson, the original owner. The assessments will then be sent to him.

After discussion concerning the tax situation pertaining to GHVFD fire station #2, it was decided that the Larimer County tax bill of \$97.32 will be paid on or about April 25, by the RLA. This will take care of this year's taxes, but continuing efforts will be pursued to have this property declared tax exempt.

BOND

After discussion concerning the bonding of two officers - the President and the Treasurer - it was moved and seconded that this bond be discontinued. The motion passed.

VTN

The only thing that is holding up the process of going to Larimer County with the final replats and signed affidavits is the Tallman reluctance to sign the affidavit. Rock has indicated he will sign; Graham and Tom will again go to see him after this meeting to see if they can get the signed document.

Graham reported the history of the negotiations Rebecca has been in with VTN; she got a release and promisory note for \$3500, dated February 20, 1986, which has not yet been signed by the RLA. The lawsuit would be released if VTN pays within nine months. Rebecca has copies of their financial statements, which show they are on the verge of bankruptcy. Graham reminded the Board that at our last meeting we discussed exchanging a lot for the \$3500. There are four VTN lots that are free and clear; lots 3, 5 and 13 in Filing 4, and lot 89 in Filing 1. Jim Persichetti suggested we ask for a lot from VTN instead of the money, either lot 5, Filing 4, or lot 89, Filing 1. This way the Retreat will be certain to have something, in case VTN goes bankrupt. The Board concurs.

Dennis reported receiving a letter from Roger Williams dated March 4, 1986, in which he expressed his confusion as to which pins indicate his lot lines. After discussion Dennis asked for permission to talk to the State Board to get their approval for the landowners to remove the old pins, after a surveyor verifies which pins are the proper ones.

HANDBOOK REVISION

Dennis passed out the Amended By-Laws as worked out by the Board at the February meeting. He also passed out a bid proposal from Services, Ltd. in Greeley, for the work of typing, printing, etc. of the Handbook. He explained the Handbook will contain a table of contents, updated articles of incorporation, protective covenants, amended by-laws, the address list and ACC material. A new map will be printed. Every RLA member will receive the new map with the revised handbook mailed thirty days before the annual meeting July 26. The book will be done by word processor so that in future updatings there will not be as much work involved. The cost of each book will be \$2.50 to \$3.00. The price seems reasonable to the Board; it was suggested we have 300 copies printed so there will be enough for new landowners. It was moved and seconded that Dennis be given approval to give the Service company \$250, and to authorize them to start the preliminary work. The motion passed. He will get in touch with the company right away.

Dennis explained what the ACC had done for its part in the revision; the Board approved. He also reminded the Board that if there are any more ideas for the Handbook from the Board, to send them to him before the next meeting. At that time he expects the revision to be completed and ready for consideration by the Board for approval.

Tom asked for the Board's opinion on including in the book, pertinent sections of both Larimer County dog ordinance, and state law regarding dogs. Since there is a constant problem of loose animals in the Retreat, the Board felt these should be included.

The next meeting will be held Saturday, May 3 at 9:30 a.m. at Fultons. This is especially for the approval of the Handbook with its revisions. Dennis asked that Amended By-Laws which he passed out, be read by the Board by that time.

BOARD OF DIRECTORS MEETING

APRIL 5, 1986

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ANNUAL MEETING

Dennis reported that the questionnaire regarding a picnic versus a potluck resulted in 23 potlucks, 16 picnics, and one suggestion of alternating each year. The Board liked the alternate idea. This year there will be a potluck rather than a picnic. Tom will send a letter to Mary Lou Faiella with the \$20.00 fee for use of the Glen Haven Community Building.

NEW BUSINESS

Discussion revolved around transfer fees. The treasurer paid a bill of \$48.00 for a transfer, since there was confusion as to who should pay the fee. It was noted that the RLA should make sure the lawyers and real estate salesmen be aware of the transfer fees.

Wayward Ave. asked Tom to approach the Board on the idea of the Retreat having a small dump truck. It was suggested that perhaps this could be included in long range plans. No action taken.

The owners of the Glen Haven Inn asked the County Commissioners in February for permission to become a drug rehabilitation center. This was done in a secretive manner; the Glen Haven residents were made aware of the action the day before the Commission meeting. They quickly circulated petitions against the idea, including the Retreat in their circulation. Several people in the area were able to attend the meeting. The request was denied.

NOMINATIONS

There will be three openings on the Board in July. Graham, Dick and Tom will run again, and several names were suggested as people who might be interested. As suggested in the Amended By-Laws (Article III, section 2) the terms will be for three years. Graham will work out the mathematics involved, and explain the procedure to the Board at the May 3rd meeting.

Respectfully submitted,

*Carol Fulton*

Carol Fulton  
Recording secretary

# TREASURER Report 3/15/86

BALANCE 12/10/85  
Reg. Checking-

	304.13
INTEREST 12/31/85	1.71
ASSESSMENTS 1/8/86	1532.50
ASSESSMENTS 1/10/86	1178.00
ASSESSMENTS 1/14/86	1445.00
TELEPHONE REV 2/4/86	3.39
ASSESSMENTS 1/37/86	1400.00
INTEREST 1/31/86	13.71
ASSESSMENTS 2/4/86	1365.00
ASSESSMENTS 2/18/86	1675.00
INTEREST 2/25/86	25.04
ASSESSMENTS 3/1/86	1335.00

Total 10290.48

Less Expenditures 2308.90

BAL 3/15/86 7981.58

Reg. checking bal 7981.58

mmda bal 12401.76

Total Cash bal 20383.34

## EXPENSES

SC Service Charge - Reg. Checking	4.00
RM Ray Tallman	120.00
OS Tom Fulton	5.38
SS Carol Fulton	20.00
ER Jim Pickett	9.00
ER GRAHAM Fowler	14.40
ER Jim Pickett	21.60
{ OS	66.00
{ SS Marcella Dickson (1st Oct 86)	150.00
LG Elliott + Neumann PC	148.03
IN Westwood Inv Agency	671.00
{ OS	184.64
{ ER MARCELLA Dickson Bill telephone bill	10.16
MS LARRY Boering at Fairhouse	134.20
SS Carol Fulton	20.00
ER Graham Fowler	16.00
ER Jim Pickett	9.00
LG Elliott + Neumann PC	142.00
RM Richard Colmore	80.00
AC Joseph E Ostrick P.R.A.	180.00
MS Maudslayi Cell	95.39
LG Elliott + Neumann PC	<u>208.10</u>
	2308.90

BALANCE 12/10/85  
mmda

	12193.61
INTEREST 1/8/86	24.37
INTEREST 2/5/86	69.12
INTEREST 3/5/86	34.66

mmda BAL 3/5/86 12401.76





## RETREAT LANDOWNERS ASSOCIATION, INC.

### THE BOARD OF DIRECTORS MEETING

July 26, 1986

The meeting was called to order by President Graham Fowler. Not attending were Bill Morris and Jim Piersel. Also present were Dennis Bicknell, ACC chairman, and Maynard Avey, landowner.

#### SECRETARY'S REPORT

The secretary's report was approved.

#### ACC

Dennis reminded the Board of the copies of several letters sent to various landowners, which the Board members have in hand. He reported that Garrett Rivers (Filing 1, lot 24) has submitted a copy of his cabin plans which the ACC has yet to approve. At the ACC meeting two weeks previously, the committee decided to write to five different landowners regarding cleaning up their lands.

Ronald and Janice Tate (Filing 1, lot 15) building plans have been approved. Greg Martin will build their cabin.

Graham complimented Dennis and the ACC for their work, but noted the letter writing is not producing results with those landowners who are in violation of the Covenants. Discussion involved the fact that the Covenants are legal, that the Board wants to stop the violations before they get out of control, and that legal procedure seems to be the only answer. Dennis suggested consulting with Rebecca to find out exactly what the steps are for legal proceedings, and how to interact with the Larimer County Planning Commission. The feeling the Board receives from the memberships that most landowners want the Board to enforce the Covenants.

Graham made a general motion, seconded and unanimously approved that: Dennis do what is necessary (letter writing, visits, etc.) to get the violators to comply with the Covenants and by-laws; if he feels that after a reasonable amount of time the problems have not been solved, he will recommend that the Board take legal action. The Board will be polled. Upon a favorable majority of the Board, the attorney will be consulted to set the course for legal action.

As a result of the above motion, Dennis recommended that the Board take action against Mark Goodkin (Filing 1, lot 51). Mr. Goodkin signed a letter from Rebecca saying he would take care of his violations by May. Nothing has been done. There is confusion in the County Offices regarding the property lines. From their records, it appears that Mrs. Schoberlin owns Mr. Goodkin's lot. Rebecca would like to contact Mrs. Schoberlin to discuss the matter with her. Dennis recommended that Rebecca be allowed to get a survey to find the boundary lines of these two properties, and to contact the County explaining the problem. Once the property lines are defined, Rebecca can take appropriate action, showing the infringement, violations of the Covenants and will have a certified survey showing the front lines of both lots and the separation where one lot was sold. According to earlier correspondence with Mr. Goodkin, he agreed to get the land surveyed. He will be assessed for the cost of the survey. Jim Persichetti moved that Dennis be authorized to follow his (Dennis') recommendation. Seconded, and approved.

Dennis asked that the Board point out to Rebecca the many violations of the West/Powers property (Filing 2, lot 28). Their horses have been running free, vehicles parked along side of the road, the house trailer, encroachment on set-backs, and additional excavation without permission. He recommends the Board ask Rebecca what steps should be taken to bring the matter to court. Graham moved, and it was seconded, that Dennis be authorized to proceed with this recommendation. Passed. Discussion concerned Al Matlock (Filing 1, lot 39) and his horses and donkeys that also are running free. Noting Al's attitude regarding his livestock, it was suggested the the Board ask Rebecca to write a letter to Sheriff Black explaining the situation, the chance the animals could be hit and have to be destroyed, as well as the grazing on other landowner's property, then send a copy to the County Commissioners. Graham moved, and it was seconded, that Rebecca do what she can, if part of it means the letter to the Sheriff, and if necessary to take legal action because Mr. Matlock is in violation of Covenant #17. Motion passed.

The consensus of the Board was that the above three actions should clear up most of the complaints regarding outstanding Covenant violations.

#### ROADS

Tom read a report from Rock Tallman which explained what he has done to the roads, and what still needs to be done (work on the ditches, and adding dirt to several bald spots in the roads). He asked for an eight-volt battery which will help start

ROADS Continued

the grader in winter. The blade was replaced, and there was little other grader maintenance necessary during the year. There will be preventative maintenance needed for this year, and the Board wishes Rock to do what's necessary to upgrade the vehicle.

Maynard Avey asked about the possibility of buying a dump truck to help maintain the roads. Discussion brought out that the cost of not only buying one, but the upkeep, would be prohibitive. A long term suggestion for the next big piece of equipment for the roads, was a tractor with a back-hoe, and ditch-digging equipment - something of industrial size. It was also suggested that a storage shed for road equipment could be built on the Fire Station land.

ENVIRONMENTAL COMMITTEE

Jim Persichetti reported that 1985 Spruce Budworm Spray Program was successful. It reduced the egg mass count of 32.6 per meter to 1.6 per meter. There were 278 acres sprayed, and no need for spraying in 1986. The Forest Service will monitor the trees during August. Some of the trees that were weakened by the Spruce Budworm are not being attacked by the Douglas Fir Beetle. These trees are turning red due to the bores the beetles are making. Jim said it takes two beetles to kill a tree. They appear to attack the tree on a one-to-one basis, but this could double by next year. Their flight pattern is in April, and Jim suggests the rule of thumb be to cut the affected trees and spray as soon as it gets warm. The biggest infestations are on the north slopes of the mountains.

Jim prepared a map showing the infestation areas, and another showing the results of the questionnaire regarding woodcutting by the GHVFD. He indicated that 33 lot owners would allow cutting with supervision by Retreat members, 46 preferred to cut their own and 14 did not want anything done on their lots. Jim will contact the GHVFD again (since Bill Morris is in New York) to see if they will be able to cut the trees in the fall. Liability is covered by insurance in this area. Jim emphasized the main thing is to drop the affected trees, cut them and spray with Lindane or Sevin, and cover with plastic. This is important for owners who cut their own trees and take their wood to their homes outside of the Retreat. It will keep the Douglas Fir Beetle from spreading to their homes. This will also decrease both the beetle activity and the fire hazard in the Retreat. Jim stressed that landowners also clear dead and dry grass from their cabins, as this would help protect the cabins in case of a forest fire. To the question "Do we have a legal duty to get rid of the trees?" Jim responded the County and State Forest people have not declared the Douglas Fir Beetle to be a public nuisance as yet. When they do, then we have the legal duty to fell the trees, even without permission of the landowners. This is because of the severe fire hazard which the trees would be causing.

Graham announced that Miller Fork has been stocked with fish. Discussion regarding the reintroduction of greenbacks in the Glen Haven area, revealed the action has been postponed for five years.

TREASURER'S REPORT

Dick presented the treasurer's report, copy of which is attached. Approved by the Board.

UNFINISHED BUSINESS

VTM - Graham reported the VTM problem should be "laid to rest" Monday. Rebecca will attend the County Commissioners Meeting. The #3500 note will be carried forward, due next February. VTM sent a check for \$370 for the Filing. Dick and Graham signed 50 of the maps. No problem is anticipated. Jim mentioned the problem of mylars not being clear. Dennis suggested the Board have Rebecca fix up a large mylar, then have it commercially reduced and printed. The Board concurs.

UNPAID ASSESSMENTS - Dennis referred to the list in his July 19th letter. There was confusion concerning the Bagley (Filing 2, lot 40) payment since Mr. Bagley bought a new lot on which the assessment was already paid. Graham, in conversation with Mr. Bagley decided everything is paid. The Board is honoring that decision. Dennis suggested liens against Clark, Matlock, Norris, Schnell and Goodkin. The Board agreed.

FIRE DEPARTMENT - Dennis reported that the GHVFD will soon be exempt from taxes, and they are now paying \$10.00 rent for Fire Station #2.

AMENDED BY-LAWS - Graham will talk with Rebecca concerning her idea that she go through the Covenants and make suggestions for changes.

NEW BUSINESS

STORAGE SHEDS - Dennis referred to the ACC's letter of July 19, and to the various sizes of storage sheds presented therein. After a great deal of discussion, Dick moved that the Board accept the ACC suggestions regarding storage sheds and TV dishes as by-laws, added to Article 11, to be section #9. Seconded and passed. This will be read at the General meeting.



NEW BUSINESS Continued

TV DISHES - There was discussion about Garrett Rivers' TV dish, which he says he will not move. He has submitted his cabin plans, and it was noted the complexion of his lot will be changed with the building clearing. He could have more options for the placement of the dish. Jim Persichetti suggested that a more feasible location be determined on the site when the cabin is built, and to try to conceal the dish as much as possible. The Board is going on record that the ACC set the standard regarding visual pollution in this case.

COPY MACHINE - A copy machine would make it easier for Dennis and Marcella to do their Retreat business. It was moved and seconded that the Board approve funds to purchase a copy machine. Passed.

ADVERTISEMENTS IN THE NEWSLETTER - After discussion advertizing in the Newsletter at some length, it was moved and seconded that no ads be placed in future Newsletters. Motion passed.

ELECTION

Graham, Dick and Tom were re-elected to the Board. Officers remain the same: Graham, President; Tom, Vice-President; Dick, Treasurer.

Next meeting at 9:30 a.m. August 23rd at Fultons.

Respectfully submitted

*Carol Fulton*  
Carol Fulton, Recording Secretary

TREASURER REPORT 4/30-7/21/86

Income

4/30	ASSESSMENTS	640.00	5/1 (OS) Service charge for checks	18.51
4/30	INTEREST	36.00	5/3 (OS) Tom Fulton	6.17
5/30	INTEREST	38.00	5/3 (OS) MARCELLA BICKNELL	34.87
5/30	ASSESSMENTS	950.00	5/3 (ER) Graham Fowler	12.00
6/24	ASSESSMENTS	810.00	5/3 (OS) Graham Fowler	2.55
6/30	INTEREST	36.92	5/3 (SS) CAROL FULTON	20.00
7/16	ASSESSMENTS	<u>391.00</u>	5/21 (TL) Mountain Bell	53.10
		2901.92	6/3 (LG) Elliott+Neuswanger	311.28
			6/4 (MD) Community Association Institute	110.00
	M.M.D.A		6/4 (OS) THE PRINTER	95.39
5/5	INTEREST	68.56	6/24 (LG) Elliott+Neuswanger	507.36
6/4	INTEREST	62.52	6/24 (TL) Mountain Bell	54.52
7/3	INTEREST	<u>65.45</u>	7/11 (OS) Ruth Slomer (FOR postage SERVICE LTD)	280.12
		196.53	7/18 (MT) I.B. Muller	150.00
			7/18 (TS) Cline Trout Farms	650.00
			7/18 (TL) Mountain Bell	<u>56.19</u>
2/1/86	Checking balance	7387.97		2362.06
2/1/86	M.M.D.A	<u>12663.49</u>		
	Total Funds	20051.46		



## RETREAT LANDOWNERS ASSOCIATION, INC.

### THE BOARD OF DIRECTORS MEETING August 23, 1986

The meeting was called to order by President Graham Fowler. All Board members were present except Bill Morris. Also in attendance were Dennis Bicknell, ACC chairman, and Lyle Reeves, landowner.

#### TREASURER'S REPORT

Dick Weinmeister presented the treasurer's report which was approved by the Board. Copy is attached.

#### SECRETARY'S REPORT

Two typographical errors were called to the attention of the Board: on page two of the Board minutes of July 26, 1986, under Environmental Committee, fifth line, should read "are now" rather than "are not"; the date on page one of the Annual Meeting minutes of July 26, 1986 should read "1986" rather than "1985". Both reports were accepted with these changes.

#### CORRESPONDENCE

Graham read a letter from I.B. Muller regarding the potluck, and thanking everybody for their willingness to participate. It will be printed in the next Newsletter. Jim Persichetti suggested sending a note of thanks to the Mullers for their work. Dennis will also send a 50th anniversary card to the Mullers who will celebrate that anniversary September 14th with an open house. Everyone in the area is invited - time is 2 - 4 p.m.

Graham referred to correspondence, copies of which have been sent to the Board. He called attention to a letter from Rebecca which announced that the application for the Retreat Amendment, Filing 1 through 5, has been approved by the Larimer County Board of Commissioners at their July 28th, 1986 meeting, and has been recorded by the County Clerk, August 6, 1986. The original affidavits will be kept on file in the planning office. That is the official end to the VTM problem.

#### ASSESSMENTS

Those who still have unpaid assessments are Morris, Matlock, Schnell, Brassard. Liens will be filed against them. Rebecca has talked to Mark Goodkin; supposedly his mortgage company will pay his assessment. Dennis reported that he wrote to the mortgage company, but to date has received no reply.

#### POWERS/WEST

Graham reminded the Board of the August 4, 1986 letter Dennis wrote to Rebecca, and her reply of August 15, 1986, copies of which the Board all received. Mike Powers and Debbie West were invited in person by Dick Weinmeister, and by letter from Dennis, to attend today's meeting. Discussion involved making it clear to Debbie and Mike that in addition to violating covenants 1, 5, 8, 13, 14, 16 and 17, they are also facing a multitude of problems with Schilling, the adjoining lot owner, Welch across the road, the Health Department and Building Department of Larimer County. It was noted a letter of May 5, 1986 was sent to Powers/West giving them 30 days to clean up their mess, and to have a definite plan accepted to bring their activities into compliance. Nothing has been done. The Board decided upon a plan of action to present to Powers/West if they come to the meeting at the scheduled time, 10:15; from Dennis' letter to the Board August 17, 1986 - Item #1, In 15 days have the property corners defined, and keep all activity on their own land, Item #2 can be attended to immediately, Item #3, In 15 days remove the vehicles and junk from Schilling's lot, and be started on the culvert work. Items #4 and #5 can be attended to immediately. Item #6, the trailer should be parked out of sight, Item #7, In 30 days have an outline of their work planned for their cabin and lot, Item #8, the Board will try to help them understand the Covenants. Representatives in the Retreat who can keep track of their activities are Tom and Bill.

At 10:15 it was moved and seconded that if Powers/West didn't show up by 10:30, the Board would get in touch with Rebecca to start proceedings against them as outlined in her letter of August 15. Passed. After more discussion, and at 10:30 it became clear that a letter should be sent to Rebecca immediately, to start procedure, and include a copy of the May 5, 1986 letter (to which no response has been received). The Board asked that Powers/West begin work in 15 days, and be finished in 30 days after receipt of Rebecca's letter.



GOODKIN

Rebecca is working on this situation and will keep the Board appraised.

MATLOCK

Dennis will write to Sheriff Black to tell him the livestock is running loose on Dunraven Glade Road, a County Road. A copy will be sent to the County Commissioners.

NEW BUSINESS

Mr. Duncan's electric fence is still up and Dennis will talk to him.

Graham will talk to Rebecca about her suggestions to change the Covenants, to ask her about her intent in that regard.

The amended By-laws and Covenants are on file with Larimer County.

Dennis said that Jack Benson suggested that the Retreat have some kind of signal to indicate that legitimate work, approved by the ACC, is going on, so that when ACC members see it, they know that the work is approved, even if they've not been informed. If the work does not have a signal, they can check into it. Dennis has some metal fence posts, and suggested getting some green reflectors to attach to them, to be put by any work the ACC has approved. The Board liked the idea and agreed that Dennis should go ahead.

Dennis reported they have the copier now, and that it is working very well.

ROADS

Dick has secured an 8 volt battery for the grader, and has let Rock know where it is. Since the recent rains, the Retreat roads are in rather bad shape, and the consensus of the Board is that Rock should not worry about being conservative about spending Retreat money to get the roads back in shape. Dennis emphasized that Rock should be encouraged to do anything that's necessary. Graham will write to Rock to let him know this. More discussion brought out the idea of a small backhoe being almost necessary to do the ditch work. Jim Persichetti will contact his Power Equipment Company and Rental Machinery Company to see if he can get his hands on one. Dick also will look for a backhoe among his contacts with machinery companies. It was suggested, that Rock enlist help from other part-time workers he might know. Lyle Reeves (Filing 1, lot 93) offered, and asked for the work.

ENVIRONMENTAL COMMITTEE

It was noted that Bill Morris will be home by August 30. However, because he's been gone, no tree-cutting has been done by the GHVFD. Jack Benson met with the Fire Department two weeks ago, and said several members were interested. Jack will coordinate the work and keep Jim apprised of the work being done. He is working with the 33 RLA members who've given permission to cut on their lands. John Schockley is ready to start cutting and hauling the trees from these lots. Jack suggested a postcard explaining the necessity of cutting the trees, be sent to those RLA members who did not respond to the questionnaire. Jim will send postcards to the 44 members who indicated they would cut their own, reminding them to do so. Dennis suggested writing a paragraph for the Newsletter to give the members a better understanding of the importance of getting the infested trees down, and out. This could bring more responses from the membership for tree-cutting access on their lots.

The Forest Service has been in the area, to take a budworm count. Jim says the Douglas fir beetle is very active right now, and Spruce budworm is active at lower and higher elevations than it's supposed to be. Jim suggested we should proceed with the "You cut 'em - you sell 'em" approach as far as we can, then pay people like Lyle Reeve and John Schockly to drop the inaccessible, infected trees. The Board agreed.

NEWSLETTER

Jim Persichetti said that after the annual meeting, people were concerned about the size of the temporary sheds, and felt the adopted by-law should be amended. After a short discussion, it was moved and seconded to amend the sections regarding the two items pertaining to the 32 sq. ft. shed to read "variances to the above sections may be granted upon application to the ACC by the owner." Passed. This will be included in the Newsletter. Other items to be included are: a reminder to owners to ask their guests not to shoot guns while in the Retreat; I.B. Muller's letter; a copy of the minutes of the Annual meeting; and the article on the trees.

Next meeting will be at Persichetti's cabin at 9:30 a.m., Saturday November 8th. The main business will be setting the budget.

Respectfully submitted,

  
Carol Fulton, recording secretary

TREASURER Report 8/23/86

corrected beginning checkin-bal	8169.97	(SS) MARCELLA Bicknell 3rd + 4th Otr	300.00
7/31 - checking interest	<u>39.33</u>	(OS) MARCELLA Bicknell	138.46
	8209.30	(ER) MARCELLA Bicknell (Telephone)	8.42
less expenditures	<u>2197.03</u>	(ER) GRAHAM FOWLER (Telephone + mileage)	33.86
Balance	6012.27	(RM) Ray Tallman (18.5 hrs.)	185.00
		(MT) Carol Fulton (Printing)	10.00
		(SS) Carol Fulton (board meeting)	20.00
		(SS) Carol Fulton (annual meeting)	20.00
M.M.D.A begin bal	12663.49	(ER) Tom Fulton (telephone)	11.72
8/5 interest	<u>59.45</u>	(RG) Hensley Patt + Elec Supply (Battery)	52.45
	12722.94	(MT) F. B. Muller (Add'l exp annual meeting)	4.37
		(LG) Elliott + Neuswanger P.C. Hwy 7/15/86	507.74
		(OS) Northeast Home Health Care (Savin copier)	350.00
		(MS) Glen Haven Vol Fire Dept (Donation)	500.00
		(MS) Mountain Bell (Firehouse telephone)	<u>55.03</u>
	6012.27		2197.03
	<u>12722.94</u>		
Total reserves on hand	18735.21	- 7/23/86	



## RETREAT LANDOWNERS ASSOCIATION, INC.

### THE BOARD OF DIRECTORS MEETING NOVEMBER 8, 1986

The meeting was called to order by RLA President Graham Fowler. All members were present except Jim Piersel. Also in attendance were Dennis Bicknell, ACC chairman, Ray Tallman, Road chairman, Terri Morris, Ernie Conrad, landowners, and Jim Boyd, YMCA Personnel Director.

#### SECRETARY'S REPORT

It was moved and seconded to accept the secretary's report. Passed.

#### BILLS

Dick Weinmeister presented bills for Board Approval.

#### ROADS

Graham reported he'd written to Rock, telling him to spare no expense in road maintenance. He complimented Rock on the shape the roads are in. Rock reported he's been working on all the roads except Elkridge Drive which is down to bedrock in several places, but is in fairly decent travel shape. He will have to eventually put more dirt on it. Extensive work must be done on Black Creek Road. Rock thought he had two sources for dirt, but these have not come through. He was encouraged by the Board to go ahead and do what is necessary, and not worry about the expense as there are sufficient funds budgeted for the roads. He will get good decomposed material for the Black Creek Road. Discussion concerned attaining a backhoe, and building an addition to the fire station #2 as a place to work on the road machinery. Jim Persichetti said because of the economy, there are many bankruptcy situations coming up at the beginning of the year, and the Board may be able to pick up a backhoe at a reasonable cost. Rock will contact the County about the plugged culvert at the corner of Dunraven Glade road and Miller Fork road. Bill Morris asked about the sign missing from Solitude Court. Several Board members have tried to find it. Graham will have a new one made.

#### TELEPHONE

Jim Boyd, personnel director of the YMCA, who is considering buying lot 17, Filing 5 from Ernie, made a precise, thorough presentation regarding telephone lines to his place, should he buy. There were several options, including going from Spencer's, going from Stoltz's, having other companies other than the phone company doing the trenching, or renting a trencher. He wondered if the Retreat would help pay for the expense. Bill feels the Retreat should not pay for getting in the phone line, since we are not in the real estate business. After more discussion, the feeling of the Board is not to get involved in this type of expense. It was suggested to Mr. Boyd that he contact the RLA members along the road who might be interested, get a commitment from them, then go back to the phone company with several alternatives, talking with more than one person at the phone company. Members of the phone company should be on hand to make decisions as to whether the cable should go underground or up the power poles, the Board feels. Dennis will send an address list of those RLA members who might be affected in getting a phone line in, to Mr. Boyd.

#### ENVIRONMENTAL COMMITTEE

Jim Persichetti reported he's been in touch with Ray Mehaffie from the Forest Service. The egg count samples have been taken, and we look in good shape as far as the spruce budworm is concerned. He said the Douglas Fir Beetle will continue to be a problem in 1987. Bill Morris and Larry Bohme have been cutting trees on lots 35 and 36, Filing 4, and GHVFD has been cutting on lots 30 and 32, Filing 4. John Shockley has been working on Lloyd Angell's trees (lots 9 - 11, Filing 1) and two friends of Jack Benson have been working on lots 10 and 11 in Filing 3. Letters have been received from Harold Evans (lot 12, Filing 3) and the Maddens (lot 15, Filing 3) concerning their fears that people were cutting their trees when they had said no one should. Ernie said someone had been on the Evans' land. Graham asked that Ernie let the Board know if there are problems with trespassers, rather than telling the landowner, so that the Board can handle it. It was pointed out that no one has had permission to be on those lots. Graham and Jim will check on the situation after the meeting.



ENVIRONMENTAL COMMITTEE, Continued

Both Bill Morris and Jack Benson have maps of the Retreat indicating by color which are the lots the landowners said yes, maybe, and no woodcutting. Jim stressed again the need for cutting the dead and/or infected trees - 1) to keep the beetle from flying, 2) the fire hazard, and 3) helping the new growth. He reminded Bill to tell those working on the trees, to just drop the trees they cannot get out.

ACC

Dennis reported that Heidebrecht's (lot 30, Filing 2) is being worked on, and the area where his trailer was parked will be refilled. Gary and Wanda Lundeen's (lot 16 Filing 1) plans have been approved by the ACC, as have the Linden's (lot 27, Filing 1). The cabin being built at the corner of Streamside and Black Creek (lot 25, Filing 2) has been approved. The landowner has agreed to do something with the green shed - he may incorporate it into his building.

TREASURER'S REPORT

It was moved and seconded to accept the treasurer's report presented by Dick Weinmeister. Passed. Copy attached.

UNFINISHED BUSINESS

A. Powers/West

It was noted that the problems around the Powers/West area have been cleaned up, extra vehicles removed, and the conditions requested by the Board have been met. Mike Powers is no longer living there.

B. Goodkin

In reference to Rebecca's letter (copies of which each Board member has) to Jan Modeland of September 15, Graham will check with her to see what has been happening in her dealings with Mr. Goodkin.

C. Matlock

There is evidence that Mr. Matlock is nearly in compliance with the Covenants. He has put in new fences to confine his animals, and his place looks in better condition.

D. Unpaid Assessments

There are only two unpaid assessments; Schnell (lot 92, Filing 1) and Brassard, (lot 35, Filing 4). Schnell's property is going for taxes Monday, November 10, 1986, and Brassards are in the midst of a divorce, the outcome will affect the payment of their assessment. Liens have been filed against both properties.

NEW BUSINESS

Budget

After discussion, the enclosed budget was determined and accepted by vote of the Board. The assessments will be set at \$55.00 for RLA members, and \$30.00 for Bulwark Ridge members.

Bill told of problems with RLA members being "run off" by other RLA members when fishing along Miller Fork. It was determined that all RLA members have access to the streams in the Retreat.

Bill also asked that letters of response be sent to both the Maddens and Evans explaining what has happened (see Environmental Committee). He also asked that a complimentary letter be sent to Debbie West regarding the compliance to the Covenants. Graham will write to Madden and Evans, and will have Rebecca write to Debbie West on behalf of the Board, since it was through her letters they finally got to work on their problem.

Bill, after discussion, moved that all complaints by members be made in writing to the Board, stating dates, times, etc., and signed. Seconded and passed. He suggested three copies - one to the Board, one to the person against whom the complaint is directed, and one for the record. Graham will mention this new policy in his letter to go in the next Newsletter.

NEWSLETTER

Dennis asked Terri Morris if she would be interested in helping to get out the Newsletters after this next issue. She will consider it and let him know. This next Newsletter will contain Graham's letter, information on the woodcutting activities, the assessments, and other items yet to be determined. The Board would like a Newsletter publication before January, 1987.

Next meeting will be held Saturday, January 17, 1987, at 9:30 a.m., at the Weinmeister cabin.

Respectfully submitted

*Carol Fulton*  
Carol Fulton, Rec. Sec.

RETREAT ASSOCIATION

TREASURER'S REPORT 7/21-11/5/86

<u>Income</u>			<u>Expenditures</u>		
7/31	Interest	39.33	7/26	(SS) Marcella Bicknell	300.00
8/26	Assessment	130.00	7/26	(OS) Marcella Bicknell	138.46
8/29	Assessment	65.00	7/26	(ER) Marcella Bicknell	8.42
8/29	Interest	31.42	7/26	(ER) Graham Fowler	33.86
9/1	Assessment	65.00	7/26	(RM) Ray Tallman	185.00
9/30	Interest	24.31	7/26	(MT) Carol Fulton	10.00
10/26	Transamerica		7/26	(SS) Carol Fulton	20.00
	Title	12.47	7/26	(SS) Carol Fulton	20.00
10/31	Interest	24.27	7/27	(ER) Tom Fulton	11.72
		<u>391.80</u>	8/1	(RG) Hensley Battery Supp	52.43
	<u>MMDA</u>		8/7	(LG) Elliott & Neuswanger	507.74
8/5	Interest	59.45	8/7	(OS) Northeast Home Health	
9/4	Interest	57.52		Care (Savin Copier)	350.00
10/3	Interest	56.72	8/8	(MS) Glen Haven Vol. Fire	
		<u>173.69</u>		Department (Donation)	500.00
			8/19	(TL) Mountain Bell	55.03
7/21/86	Checking Bal.	8,169.97	8/23	(OS) Marcella Bicknell	37.54
	Add Income	391.80	8/23	(ER) James Persichetti	43.20
	Total	<u>8,561.77</u>	8/23	(OS) James Persichetti	10.28
	Less Expenditures	-3,832.11	8/23	(ER) Graham Fowler	12.00
	Balance 11/5/86	<u>4,729.66</u>	8/23	(ER) Jim Piersel	9.60
			8/23	(SS) Carol Fulton	20.00
7/21/86	MMDA Balance	12,663.49	8/27	(LG) Elliott & Neuswanger	585.18
	Add Interest	173.69	9/15	(RG) Rogers Automotive	
	Total	<u>12,837.18</u>		(rebuild starter)	46.40
	Checking Balance	<u>4,729.66</u>	9/18	(OS) The Printery	
				(Newsletter)	94.51
			9/25	(LG) Elliott & Neuswanger	297.97
			9/25	(TL) Mountain Bell	55.03
			10/17	(TL) Mountain Bell	55.03
			11/1	(LG) Elliott & Neuswanger	107.50
			11/5	(RM) Ed O'Dell (Gasoline)	265.21
TOTAL FUNDS 11/5/86		<u>17,566.84</u>	TOTAL EXPENSES		<u>3,832.11</u>

BUDGET PROPOSAL

1987 RETREAT LANDOWNERS ASSOCIATION

1986 EXPENDITURES		1987 BUDGET
<b>ENVIRONMENTAL</b>	000.00	750.00
Expense Reimbursements		350.00
(Actual thru 11/1/86)	244.56	
Additional Estimate thru 12/31/86	<u>67.20</u>	
	311.76	
Legal Services		2,500.00
(Actual thru 11/1/86)	2,995.78	
Additional Estimate thru 12/31/86	<u>205.00</u>	
	3,200.78	
Charges for VTN (1,803.66)	<u>-1,803.66</u>	
	1,397.12	
Annual Meeting (Actual Expenditures)	180.00	200.00
Office Supplies (Actual)	1,616.58	1,400.00
Additional Estimate thru 12/31/86	<u>150.00</u>	
	1,766.58	
(New handbooks)	250.00	
(Postage handbooks)	280.12	
(Savin Copier)	<u>350.00</u>	
	880.12	
	<u>-880.12</u>	
	886.46	
Property Taxes	157.96	100.00
Road Grader Maintenance		500.00
(Actual 11/1/86)	98.83	
Additional Estimate thru 12/31/86	<u>50.00</u>	
	148.83	
Road Maintenance (Actual 11/5/86)	773.76	3,500.00
Additional Estimate thru 12/31/86	<u>350.00</u>	
	1,123.76	
Secretarial Services	740.00	750.00
Trout Stocking	650.00	750.00
Miscellaneous		
Commercial Package Insurance	671.00	750.00
Workmen's Compensation	340.00	430.00
Audit	180.00	180.00
Membership Dues	110.00	110.00
Glen Haven Vol. Fire Dept. Donation	500.00	500.00
Fire House Telephone	526.51	650.00
Additional Estimate thru 12/31/86	<u>110.06</u>	
	2,437.57	<u>13,420.00</u>