



RETREAT LANDOWNERS ASSOCIATION, INC.

THE FIFTH ANNUAL MEETING

FEBRUARY 5, 1977

THE HOLIDAY INN, ESTES PARK, COL.

Ernie Conrad, RLA president, opened the meeting at 1:30 P.M. by welcoming all present and introducing the board members and committee heads.

ANNOUNCEMENTS

Ernie Conrad announced that structures in the Retreat now have numbers. This numbering system is being done by the Postal Service. The number on each structure indicates the distance in miles of that structure from the county road. Electrical power is now being installed in the third, fourth, and fifth filings. Installation began three weeks ago and should be completed by late March.

Ernie explained that the voting proxys are distributed evenly among the board unless assigned specifically. He requested that members give their name and lot number when they wish to speak during the meeting. He then announced that Dave Hedlund, former board member, had been injured when a tree fell on him breaking his back. He is in good condition with no paralysis but will be in a body cast for some time.

APPROVAL OF MINUTES

Ernie Conrad requested a motion be made to approve the minutes of the Special Summer Meeting. Mr. Effinger so moved. Bruce Slade seconded the motion. The motion was approved.

FLOOD REPAIR REPORT

Ernie Conrad reported that 90% of the roads have been repaired to a condition that is better than pre-flood. Sixty percent of the money needed for repair work was used on Black Creek Road and lower Streamside Drive. All roads have been bladed. There is some finishing work to be done. This will be completed when the weather warms. Dunraven Glade Road has not been repaired. The Forest Service has received special funds for restoring this road. The Forest Service hopes to start work on it in early April. They have been surveying it for the past two weeks. The Forest Service intends to make an all weather gravel surface road. They will reslope and reseed the banks and replace the main entrance bridge. Mr. Austin Condon, forester for Arapahoe and Roosevelt National Forests, will speak to the members on Dunraven Glade Road later in the meeting.

The Black Creek and Miller Fork areas are in need of reseeding. The firm of Randal and Blake of Denver will reseed this area of approximately 8 acres with a hydromulch machine in April. Also, 900 seedling trees have been ordered and help is needed in the planting of these seedlings. Anyone interested in helping may contact Ernie Conrad. The RLA has been in contact with the Colorado Soil Conservation District for a special project in the upper tributary area to put in breakwaters, etc. This government funded project should begin in the fall.

The total cost of reconstruction in the Retreat is between \$55,000 and \$65,000. The total amount should be funded by the Federal Disaster Assistance Administration. To date the RLA has received \$23,000 from the government. Another \$26,000 is expected in about six weeks. Outstanding amount owed to contractors is approximately \$20,000. The government pays an initial 75% of the estimated cost of repair. The remaining 25% is paid by the government when the reconstruction is completed and following an inspection and audit of the books, at

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which time all bills must be paid. This means that the RLA will have to pay the remaining 25% and then be reimbursed by the government. The RLA did use \$7500 from the general account for emergency flood repair. This amount should also be refunded by the government. A special flood account was set up. This account was used exclusively for flood reconstruction and will be the subject of the government audit once the work is completed. The completion should be sometime in the fall.

A landowner asked if the landowner list could be distributed. Ernie answered that the list could be used for solicitations therefore, it is kept private. Lloyd Angell pointed out that the turnover in addresses is great and needs constant updating.

Ernie explained that when some lots were bought through Escape Properties the tax notices were sent to Escape Properties who would handle the payment for the people. Be sure that your purchase agreement is recorded with the tax assessor. If you have not received your tax notice call the Larimer County offices. Everyone must pay taxes on their property. David Hicks asked if the tax reduction is temporary due to the flood. Ernie explained that Governor Lamm ordered that all property taxes be brought up to 30% of their market value by 1976. This was done in two steps. Because of the flood, property valuation was reduced by 25%. Taxes that are \$5 to \$6 higher this year would have normally been \$40 higher. This is temporary due to the flood. The taxes on the common areas were reduced and totaled \$53.28 for 1976.

Mrs. Stone asked if the Miller Fork Creek would be stocked. Ernie said that the game warden lives just at the rear entrance to the Retreat and they are working together on having the Miller Fork Creek stocked. Due to the flood there are no funds available for stocking at this time. Ernie went on to explain that all streams in Colorado are public. There is a ten foot wide right of way along Miller Fork Creek and wherever the stream is close to the road, the public right of way is in the road. The roads in the Retreat are private but anyone can walk along the stream. The road rights of way are 50 feet wide. The road rights of way belong to all landowners.

Mr. Clinkscale asked if there has been any contact with the road building firms to reconstruct driveways with the charges going to the individual landowners to be paid in the spring. Ernie answered that that had not been done and the individual landowners will have to take care of their driveways. The rights of way along Streamside Dr. to Black Creek Road and up Black Creek Road have been resurveyed.

Mrs. Bennett asked if the RLA anticipates any help from the government in channeling the streams. Ernie answered that this may be part of the special project of the Soil Conservation District this coming fall.

Mr. Bramwell asked if there are any types of flood damage which the RLA will have to fund without help from the government. Ernie answered that there may be an extra charge on blading the roads since the government allowed only 50 hours of blading when 70-80 hours were actually done. Mr. Bramwell then asked if we are aware of any major item of reconstruction that the RLA will have to fund. Ernie answered that there may be a cost of about \$3000 for realignment of a road back into the right of way; this amount is included in the 1977 budget. Also the RLA may have to pay the remaining 25% of reconstruction costs before being reimbursed by the government. If the RLA does receive all reimbursements from the government the 1978 assessments should be reduced. Also, the RLA must replace road signs and the main entrance sign. Mr. Spidell asked the assembled landowners to recognize Ernie Conrad's efforts in flood reconstruction. A round of applause followed.

Mr. Austin Condon, a forester for Roosevelt and Arapahoe National Forests, was introduced to speak on the plans for Dunraven Glade Road.

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DUNRAVEN

Mr. Condon explained that there are many problems with this road. The last month has been spent in surveying for construction. The actual construction will not take place until July. This construction will continue into the summer with a completion date sometime in August. Access through Dunraven Glade will be provided during construction. Mr. Condon then explained the problems presented in this area. The three culverts which make a crossing of the North Fork at the main entrance of the Retreat must be removed before the spring run-off. The county feels that these three culverts cannot handle the run-off. The Forest Service will provide a temporary crossing until the permanent bridge is constructed. During the survey it was learned that the legally described road right of way is 45-60 feet uphill and north of the existing road. This is a legal technicality and will be corrected by refileing in the court the right of way as it exists now. It has also been learned that Estes Park Light and Power Company has some utility poles and lines in the right of way. The Forest Service will meet with the Power Company on Monday to discuss moving the poles to the 10 foot utility easement provided. He then explained that the driveway ditch culverts will be replaced but they are not authorized to go beyond the ditch onto private property. If anyone wishes to change the location of a driveway they should contact Mr. Condon. If they know someone wants a driveway moved plans can be made for the approach. Finishing into the property is the landowners responsibility. The finished road will be better aligned, the narrow curve at the entrance will be straightened, it will be a gravel surfaced, adequately drained, all weather road.

Mr. Condon then asked for questions. Ernie Conrad asked Mr. Condon to explain the plans for the trail head. Part of the road construction will include redoing the parking lot at the trail head. It may be somewhat larger and will include horse unloading ramps. The road will be closed to vehicles past that point, except to landowners with entrances beyond that point. There may be rest rooms but this is undecided as yet. What type of beetle control will the Forest Service use? The Forest Service will probably be doing direct control in designated control areas. This includes cutting and spraying. The Forest Service will enter into an agreement with groups to achieve direct control by supplying the chemical. The individual group must treat the trees on their property. The primary goal is to beat beetle infestation. The Forest Service has learned that direct control is not the answer for them because of the large areas involved. A management program is preferred. This is thinning the trees to detract the beetle. The beetles like old weakened trees because these trees do not have enough sap to fight the beetles. Prevention is the goal and the planning time is 100 years. The Forest Service will probably enter into a direct control agreement with the RLA. New trees are generally more immune to the beetle. The beetle bores into the bark where the female lays the eggs; these hatch out and the larvae are active in the winter as the bark protects the larvae from the cold. Smaller trees have thin bark and more sap to fight off the beetle. The odor of sap attracts the beetle, therefore you should avoid scarring trees in mid summer as the beetles fly at that time. How do beetles fly? This is unknown. If the beetle flies when the winds are calm they may not infect as far. Do a lot of beetles attack at one time? That is the problem. A few beetles are no problem. Early and Late flyers do not cause much damage. Mass flight causes the most damage because the trees cannot produce enough sap to stop as those holes. The funds for direct control are not available at this time but are expected. Has the Forest Service been able to observe any difference in wildlife behavior as a result of the flood? The deer and elk were not affected by the flood. This has been an open winter and habitat normally closed by bad weather is open this year. Therefore, the deer and elk have stayed up high. The beavers were probably displaced during the flood. There is no snow problem as yet this winter but there will be a bad fire situation if there is no precipitation this spring. The ground is frozen and will be

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unable to soak in later snow. This will cause run-off and drier trees which are more susceptible to fire and beetles. The Forest Service office hours are from 8AM to 5PM. There is a clerk on duty from 1PM to 5PM. Mr. Condon is generally in the office on Fridays. The phone number for the office is 586-3440. Is there a serious problem of dwarf mistletoe in this area? This plant causes no problem. It will gnarl a tree and stunt it's growth but will not kill the tree. Knocking the fruiting bodies from the tree will stop the spread but not kill the mistletoe. Mr. Condon suggested that landowners with lots along Dunraven Glade may be able to work out a deal with the contractor used for reconstructing the road. The contractor will have his equipment there which would help reduce the cost of repairing or dozing a driveway. It also might help the landowner if the Forest Service knows where the driveway will be. The Forest Service will know who the contractor will be by May. Ernie thanked Mr. Condon for appearing at our meeting and for his most interesting talk.

Ernie then said that the beavers on Miller Fork Creek will be live trapped and moved when the ice thaws. He then said that the RLA is a corporation and a legal entity. The RLA was able to get funding through the FDAA because of it's quasi political sub division status. Because of this the RLA was able to get government funding without a lot of red tape. Areas without this legal entity have had trouble getting their roads rebuilt. Our legal status has been very helpful. The association does quite a lot to help the landowner. When land is purchased in the Retreat that landowner automatically becomes a member of the RLA. The main purpose of the RLA is road maintenance. If the association does not maintain the roads then the county will at a higher mill levy.

TREASURER'S REPORT

Mike Harris submitted a written annual treasurer's report, a treasurer's report for Feb. 5 1977 and a budget for 1977. These are attached to these minutes. Tom Bennett asked if anything can be done about those landowners who have not paid their assessment. The annual treasurer's report shows that there are 142 outstanding assessments of 215 landowners. Mike explained that the figures in this report were misleading for several reasons. One reason is that many were not aware of the additional \$50 assessment until a reminder notice was sent in December. Also, Mike was out of state for last three weeks in December, therefore the checks received at that time were not deposited until January. The treasurer has collected \$3770.00 of the \$9348.25 outstanding assessments in the annual report. This reduces the outstanding assessments to about 70 persons. From these 90% are delinquent on the \$50 additional assessment, the addresses for about six of these landowners have been lost for the past two years and three or four are in a confusing status as to ownership at this time. The by-laws does allow for the placement of liens on property for collection of assessment but only if the land is sold. Before the flood and the \$50 additional assessment, delinquency was quite small. It was suggested that a different approach be used on the assessment notices, i.e. Present them as bills to be paid by a certain date. Mike then explained the budget for 1977. The RLA has not established enough consistent history of road maintenance, etc. to be exact. This is probably a liberal budget. The expenses stated are the best guess of the board based on records from the years past. The assessment for 1977 will be \$35.00 per landowner unit. This is due in April 1977. The RLA is in a good cash position today if we don't consider the flood. Reimbursement from the government is hoped for. Mr. Svidell made a motion that the treasurer's report be approved. Dr. Bennett seconded the motion. There was a call for discussion. No discussion. The treasurer's report was approved.

ARCHITECTURAL CONTROL COMMITTEE

Dennis Bicknell introduced the other members of the ACC. They are Lloyd Angell, Dr. Edmund Richards, Laurene Nicholl and Jerry Spencer

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who was not present. During the past year eight cabins have been started and two additional permits submitted. The ACC enforces the covenant concerning trailers. This was not possible last summer because of the flood. The primary purpose of the ACC is to help in the planning of a cabin or driveway, to offer suggestions and recommendations. More building is anticipated this coming summer particularly with the power being installed in filings three, four and five. There are 20 or 21 dwellings in the Retreat.

ROAD MAINTAINANCE

Wilf Howarth has resigned as a board member and chairman of the road maintainance committee. Ernie Conrad reported that we are in need of a new road maintainance chairman. This job entails overseeing the spring cleanup and snow removal if there is 3 to 4 inches of snow or more. There are about twenty intersections in the Retreat and road signs are needed at every intersection. The plan is to get 6 to 8 foot round treated posts with routed wood signs. If we don't replace our signs the county will replace them with metal signs. There has been no snow removal necessary so far this winter. Last year a special crew was needed to remove trees in the power lines. This may be necessary again this year and would be included under road maintainance. Ernie asked for volunteers for road amintainance chairman. Harold Dobson volunteered.

BEETLE CONTROL

Walter Belz is the beetle control chairman for 1977. He reported that over the past two weekends members of the beetle control committee marked beetle trees. There were approximately 188 trees with beetle hits. These were marked with a long red stripe. Walter pointed out that women as well as men are a welcome help on this committee. Tree cutting contractors will be contacted in about two weeks to enter bids on cutting, spraying and removing the beetle killed trees. A letter will be sent to all landowners with beetle hits, explaining the procedure and asking for objections to be voiced within two weeks. If there is no reply the beetle control procedure will proceed. The bidding will be turned over to the board for approval. The cutting should start around March 15 with treatment from June 1 through July 15, prior to removal which takes about 6 weeks. Only those trees hit by beetles this year will be processed.

Mr. Spidell asked about the state of the fire equipment in Glen Haven. Ernie answered that the equipment is in good condition. The RLA will give a \$100 donation to the Glen Haven Fire Department.

ELECTION OF BOARD MEMBERS

The nominating committee presented it's slate of nominees. They were Ernie Conrad, Mike Harris, Walter Belz, Bill Masters and Hap McDowell. This election will fill three two year terms which have expired and one one year term vacated by the resignation of Wilf Howarth. Ernie called for nominations from the floor. There were none. Mr. Spidell moved to close the nominations. Mr. Stone seconded the motion. The motion was approved. The five nominees then gave short speeches. Each member voted for four board members. Ernie Conrad, Mike Harris, Walter Belz and Bill Masters won the election. Bill Masters will take office on March 12, 1977, at the next board meeting.

OLD BUSINESS

Mike Harris corrected a mathematical error on the 1977 budget. This budget will be sent to the landowners as corrected, with the minute of this meeting.

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NEW BUSINESS

Mr. Purinton of lot 3 filing 5 is considering having his lot resurveyed. If anyone is interested (it may be done more cheaply as a group) call Mr. Purinton at 482-0979, Ft. Collins, Col. Ernie pointed out that a two man surveying crew costs about \$26.50 per hour. Mr. Angell suggested that stone markers be used as surveying pins have a way of disappearing. Dennis Bicknell pointed out that money can be saved by having several wells dug or percolation tests done at the same time. Ernie reminds everyone that there are sign up sheet for committees on the registration table. We need a committee to plan a Summer Picnic. He urged everyone to become involved in the RLA. Mrs. Stone remarked that she had heard a distinct hollow sound under her walking stick while walking along the common area at the end of Fisherman's Lane. Mr. Bramwell made a motion that copies of the Retreat map be secured and sent to all landowners. The motion was seconded by Ken Camell. There was discussion on this. The motion was approved.

Dr. Edmund Richards moved that the meeting be adjourned. Mr. Angell seconded the motion. The motion was approved. The meeting was adjourned at 4:35 P. M.

Respectfully Submitted,

Marcella Bicknell
Marcella Bicknell, Corresponding Secretary