



## RETREAT LANDOWNERS ASSOCIATION, INC.

### THE SIXTEENTH ANNUAL MEETING

JULY 25, 1987

THE GLEN HAVEN COMMUNITY BUILDING

The meeting was called to order by RLA Vice-President Tom Fulton in the absence of President Graham Fowler. There were 44 landowner units present. All members introduced themselves and gave their Retreat addresses. A total of 19 proxies were distributed by Dennis Bicknell, for his wife, Marcella, Corresponding Secretary.

#### APPROVAL OF THE MINUTES OF THE 1986 MEETING

The minutes were approved with the correction of the date of July 26, 1985 to July 26, 1986.

#### PRESIDENT'S REMARKS

Tom read a letter to the membership from Prresident Graham Fowler. In the letter, Graham thanked Dennis Bicknell for all the time he spends running the ACC, Rock Tallman for the work on the roads, and Jim Persichetti for his invaluable assistance with the Environmental Committee. Graham also thanked Bill Morris and Jim Piersel for their work on the Board. Bill and the two Jims are going off the Board of Directors.

Graham mentioned the purchase of a backhoe which is helping in the maintenance of the roads. He said the streams have been stocked and fishing is good!

He asks the support of the membership in following the Covenants, and paying the assessments on time. He is asking the Board to raise the assessments to \$65 in 1988 to help build up the reserve depleted by the backhoe purchase. The money will be set aside for the construction of an additon to the Fire House to store the road maintenance equipment.

Graham asks that if you have questions or comments, to call any member of the Board. If you have complaints, be sure to write them out and sign them.

#### TREASURER'S REPORT

Dick Weinmeister noted the audit which was in the last Newsletter. All in attendance had a copy of the treasurer's report from 1/1 through 6/30. He explained about the higher insurance rates, and has asked Jim Piersel to help work toward lowering the rates. There are four owners who have not paid their assessments this year. Two already have liens on their property, both for 1986 and 1987. The other two will have liens against their properties if they do not respond within a week. This is a total of \$350 of unpaid assessments.

Steve Little moved, and George Richard seconded, to accept the treasurer's report. The motion passed.

#### ACC

Dennis Bicknell reported that there are 267 lots in the Retreat, with 210 owners. There are 75 cabins that are finished on the exterior, five cabins which will be under construction by next week, the owners indicating they will be full time residents. Two more cabins are approved for construction starting in the fall. There are 23 family units living full time in the Retreat at the present time.

Dennis and his son prepared a map of the Retreat showing all the cabins, and listing the names of the owners. This was on display outside the window, and will be given to the GHVFD for reference if needed.

Dennis said that patience in working with people worked well for James Madison in writing the Constitution, comparing it with the way the Retreat Board is trying to work. He said there are a few people, still, in the Retreat who want to do their "thing" on their land and "to heck with the rest of the people". He said until these people back off from that position and work with everyone, and comply with the Covenants, they a re going to have problems. He said that when the Board has to take them to Court, most people comply. Dennis said the Board and the ACC are trying to keep at these problems until they are solved.

Dennis said he and Marcella receive many calls from people wanting to buy land in the Retreat. After looking at properties in other areas such as Grandby, Hidden Valley, Crystal Lakes, they said "You people have a tremendous reputation!"

He thanked his committee, Jean Richards, Jack Benson (who is going off the ACC because of his work), George and Thelma Richard, Maynard Avey, Steve Little, and Tony Besson. He asked anyone who would like to be on the committee to let him know.

#### ROAD MAINTENANCE

Tom read a letter from Ray Tallman, Road Chairman, who could not attend the meeting. In the letter Ray mentioned how much the John Deere 310 backhoe is helping in maintaining the roads. It cleans out the ditches and much of that dirt then, is put back

Road Maintenance, continued

on the roads. So far he has ditched all of Elkridge Dr. and part of Copper Hill Rd., and has recovered 650 yards of material. At a cost of \$5 to \$7 a yard, this has saved \$3200 to \$4500 in road material.

Rock will be putting in two culverts on Streamside Dr. soon, and will be working on Bulwark Ridge Rd.

He said the road grader continues to work well, and he is keeping it in good working order.

Two important items Rock stressed were 1) that people who have driveways that are above the Retreat roads be sure to control the water run-off so it doesn't run out into the main roads. This can be done by ditching along side the driveway. 2) Those who have culverts should be sure they do not become plugged. Clear culverts prevent damage to both your driveway and the Retreat roads.

He thanked the Retreat for letting him earn part of his living working for the Retreat.

Vicki Alkire asked how to get the County Road Commission to work on Dunraven Glade Road. Dennis and John Barlow said to call. The more people who call, the quicker they get on the job. The numbers are as follows: Larimer County Commission - 221-7010; Roads and Bridges - 221-7836; and the Estes Park Branch - 586-2840.

ENVIRONMENTAL COMMITTEE

Jim Persichetti reported pest control spraying done in 1985 was successful, and the Spruce Budworm eggmass count in August and November 1986, was very low. Now, because of the mild winter, the eggmass count in the upper north end of the Miller Fork drainage is 3½% infestation. If this continues, and approaches the 5% to 6% ratio, we may have to spray with BT again in some of the areas, in the 1988 pest control season. Jim said the Douglas Fir Beetle is attracted to the smell of the stressed trees, and then the trees are very easily killed.

He reported that in the survey sent out asking property owners for permission to cut on their land, 39 owners gave permission, 59 lot owners will cut their own trees, 18 landowners felt they had everything under control, or saw no pest activities in their trees, so needed no tree cutting done. There were 139 landowners who did not respond.

Jim said they focused on the Beetle Control for 1987, and worked on the 39 lots where permission was given. With the help of John Schockley, Bill Morris and Larry Boehme from the GHVFD, and Rock Tallman, they were able to get in on 29 of the 39 lots. They have cut, treated and in some cases, removed 140 Douglas Fir Beetle infested trees. Of the \$750 budgeted for Environmental concerns, \$480 has been spent. Since the GHVFD has other duties, Rock Tallman is now doing the cutting and treating the trees at \$10 an hour. Jim explained that the Retreat is paying Rock for cutting and treating only the Douglas Fir Beetle infested trees. The removal of these trees and the Spruce Budworm killed trees, will be done by Rock at his expense. He is setting up a lumber business so that he can remove the trees and sell them for rough sawn timber and firewood. If the sawmill business grows, Rock will be able to hire help to help clean up the several thousand dead trees in a few years. There are 1600 to 2000 dead trees in the Retreat that are infested by the Douglas Fir Beetle. Steve Little asked if the Douglas Fir Beetle lives in the dead trees. Jim replied that the trees with the red needles are dead and the beetle or larvae is still in it. If the tree has been dead three or four years, it is likely the Douglas Fir Beetle is not in it. State law mandates that infected trees (Douglas Fir and Pine Beetles) cannot be removed from an area unless they are treated. Trees already killed by the Budworm can be removed, because they are no longer affected.

Jim noted the Budworm may be on an increase - the Forest Service eggmass counts in August and October will let us know how serious it is. He said the Mountain Pine Beetle is now also on the increase, studies are being made by the Forest Service at this time. If it becomes an epidemic, the Forest Service can declare an Act of Condemnation which will order the affected trees to be cut and taken out without further access permission.

Jim encouraged the membership to give permission to cut and treat the Douglas Fir Beetle and Pine Beetle infested trees. The Retreat is working with Rock Tallman exclusively, so any misunderstandings will be minimized as to lot access by outsiders. Jim asked the membership to consider carefully allowing Rock and members of the Environmental Committee to go on the lots and cut and treat the trees, to control the Douglas Fir and Mountain Pine Beetles in future years, so the Forest Service does not have to enact the Act of Condemnation.

He hopes to budget \$1500 to \$2000 a year for pest control endeavors. Aerial spraying costs \$25 an acre, so the figure may be somewhat higher, should the aerial spraying be necessary.

Another concern is forest fire danger, and also esthetics, though, Jim said, if you like dead trees, that's all right - the main thrust should be to control the Douglas Fir and Pine Beetles.

Janette Van Butsel asked whether anything has been done on the Common Areas. Jim replied they have not cut on them yet, but plan to.

Concern was mentioned about whether the Forest Service will do anything on their land

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Environmental Committee continued

which has infected trees. Jim answered that the Forest Service will not treat the trees, not because they don't desire to, but because they have no funds for that purpose. He said we just have to live with it and do the best we can in controlling the pests with our methods.

He explained that of the 59 lot owners who indicated they wanted to cut their own trees, the next approach this summer and fall will be to start working on those lots, unless some of those lot owners specifically don't want cutting on them. If that is the case, let Jim know as they are going on the assumption that yes, you do want the infected trees out of the lots.

Jane Boyd asked if Rock is required to treat his wood. Jim said he will carry his wood out and spray it, has already sprayed with Lindane those he has cut down, but hasn't covered them with plastic. He will be transporting the cut wood to his sawmill, down the North Fork near Drake, stockpiling and treating it, covering it with plastic and letting the fumigation kill the beetles before he sells it.

Jim asked John Barlow, president of the GHVFD Board if we are assessed by the Forest Service for use of their equipment if they help us fight fires. John replied we've never requested their help on private land, but we have helped them fight fires on National Forest Land, so he doesn't know if they charge us. Tim Stoltz said the Forest Service has taken a stand that the beetle kill is a natural process of the forest, and he feels they have no business charging us for fighting fires which may be caused by their dead trees.

A question about what to do about dwarf mistletoe in the trees, arose. Jane Boyd, a graduate student in Forest Pathology at CSU explained that as the mistletoe matures it has a seed that explodes, traveling as fast as 60 mph. Because the seed is sticky, birds and small animals carry the seeds to other areas. Best treatment is to cut the mistletoe out, cutting off the branch it is on. She said to watch the Ponderosa and Lodgepole Pines, as these will be the first ones attracting the Mountain Pine Beetle. The Ponderosa mistletoe is a large orange mass, Lodgepole Pine mistletoe is a greenish mass. She said to watch the plant, scrape it off the branch before the seeds become mature, starting around the first of August. Steve Little said Mr. Galbraith has been cutting his out for years, and if one wants to see what the mistletoe looks like, to go down by Fisherman's Lane and see it.

Mr. Revere emphasized that all of us need to carefully instruct our families on how to play in the Retreat so that they are aware of fire problems. He also reminded the drivers of cars with catalytic converters to be careful where they park when the converters are hot, as they could easily start a fire in the dry grass.

Mary Howarth asked about the tent caterpillars in the bushes. Jim replied the BT spray used to control the Spruce Budworm also affected them, and suggested spraying the few in evidence now, with Sevin, which will control them.

Jim again emphasized the need to respond to item #6 on the recent questionnaire as to who is cutting on your land so the Retreat can keep an eye on who is around.

Tom re-read the part of Graham's report in the Newsletter about the dedication of Jim's work. The membership applauded. Jim responded by speaking about the strong community and family feeling the RLA has, that other mountain communities do not have.

ELECTION OF BOARD MEMBERS

There were no nominations from the floor. The three candidates, Tim Stoltz, Duke Sumonia and Dice McKnight, introduced themselves. I.B. Muller moved the slate be unanimously accepted. It was seconded, and the motion passed.

Duke mentioned that he would like to make a scrapbook and history of the Retreat, and asks the members to contribute anything they may have, to the cause.

OLD BUSINESS

Mr. Revere observed that in watching the Board of Directors, "I'm glad we've got this Board working for us!"

NEW BUSINESS

I. B. Muller moved "In consideration of the fact that the RLA is a growing community with 75 residences and five in the present stage of building, and that more and more people are becoming full time residents, and that such expansion suggests a need for an adequate size facility of our own for meetings, programs, potlucks, holiday gatherings etc., I move that the Board of Directors appoint a committee to study the feasibility of erecting an RLA community building, to be erected for the above named activities, plus any others that might be appropriate for its use. Items covered in the study should include location, type of building, size, appurtances, method of construction and finances, plus any other considerations which might be appropriate." It was seconded by Tim Stoltz, no discussion, the motion passed. Acting president Tom Fulton named I.B. as chairman, the rest of the committee to be determined at a later date.

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FIRE DEPARTMENT

John Barlow reported on the activities of the GHVFD in the last year. He said the letter requesting donations has brought in \$5270, a 43% response so far, and donations are still coming in. Cheley Camp has donated \$200, and the balance in the GHVFD treasury is \$5047. He thanked the Retreat for the contributions so far, and hopes the members will keep in mind the additional expenses which have increased in the department in the last year, when we make our contributions in the future. Glen Haven Fire Days will be held August 8. He encouraged all who could, to attend. The monies collected will benefit the fire department. John especially thanked Earl Runnels for furnishing four two-channel radios for the trucks, which will enable the GHVFD to communicate with Estes Park. Earl is also working on a 60-watt base station in the Retreat Firehouse. The emergency number is 911.

TELEPHONE

Jim Boyd, who has been trying to get a telephone line from Black Creek Rd., up Copper Hill Rd. down to Miller Fork, told of his problems with the telephone company. He had sent out 60 surveys; 34 were returned, two opposing the idea. Eighteen landowners committed themselves to the service if they can get it in without the cost being too high. Jim said the cost quoted to him was \$43,000 for trenching and installing, and \$33,000, should they go up the power poles. He checked with Chief's Landscaping of Estes Park; they do not have the heavy equipment needed. He also checked in Fort Collins about renting a 65 HP five foot stinger with frost teeth. This would cost \$215 a day. With this machine, the trenching could be done in three days. If the RLA members provide the trench, the phone company will provide the cable and the labor to connect to the junction boxes at no cost. It would cost the homeowner part of the cost for the trenching, and whatever it would cost to tie into the cable - about \$400 for a hook-up fee. After a great deal of discussion, Jim said he will keep on it and try to get something in the mail to the 18 who responded favorably. He said to call the YMCA in Estes Park to get in touch with him.

LANDOWNER'S COMMENTS

Duke Sumonia had a sign-up sheet for those wishing to help on Fire Days, August 8th. Steve Little was concerned about the group of 10 to 20 people camping on Jack Bagley's land (lots 40 and 41, Filing 2). He wondered if they were there illegally. Tom explained that he'd gone down and talked with them, had talked also with the owner who said they were there with his consent and blessing. They are members of an Indian group who are observing religious ceremonies, over a period of two to three weeks. Marvin Gee feels this is a land-use issue and that it is a precedent-setting issue of group use, of concern to all RLA members. He moved that "Consistent with Article VI of the Amended By-laws of the Retreat Landowners Association, Inc. regarding "Members and Guests" we ask the Board of Directors to develop a policy for the benefit of all members. I move the policy 1) urge members to not invite large groups to use their land over extended periods, and 2) consider the ecological concerns of streamside camping." The motion was seconded. Discussion followed - Mrs. Fowler asked what they do about the sanitation facilities; Eldon Purrington is concerned about what we might experience down the road, and feels the land use, environmental impact and sanitation are important. He asks what is to prevent other landowners from having big groups on their property for any length of time. Marvin said his motion calls for the Board to define the policy for the future; Jim Persichetti said that even adding soapwater to the stream contaminates it to the point of killing fish, to say nothing of the effect of human excrement. Marvin said we've got to have a policy so the membership can be "put on notice" that this is a land-use problem. Mary Widmair feels that bringing a group up to her cabin where there are bathroom facilities and running water would be all right, but to have them camping out over an extended period would make it a land-use issue. Pat Guy suggested that the Board be notified ahead of time before a large group is to come on someone's land. Jerry Spencer feels the problem is because the present group camping out are Indians. The membership gave a resounding "No!" He said he can't think of a group who would treat the land better than Indians - that they are better than some of the RLA people. After more discussion, all concerning the future land-use by large groups, there was a call for the question. The motion passed. In other comments, Dennis thanked Tim Stoltz for taking over the publication of the Newsletter, and told the members to make their comments to him. Mary Howarth brought a camera to take pictures of members of the Retreat so there would be a record of those attending. The question of trash disposal came up, and members were told to get rid of their own. Trash service comes every Tuesday during the summer, and every other Tuesday in the winter. George Richard moved for adjournment, Mrs Fowler seconded. Passed.

Respectfully submitted,

*Carol Fulton*

Carol Fulton, Recording Secretary