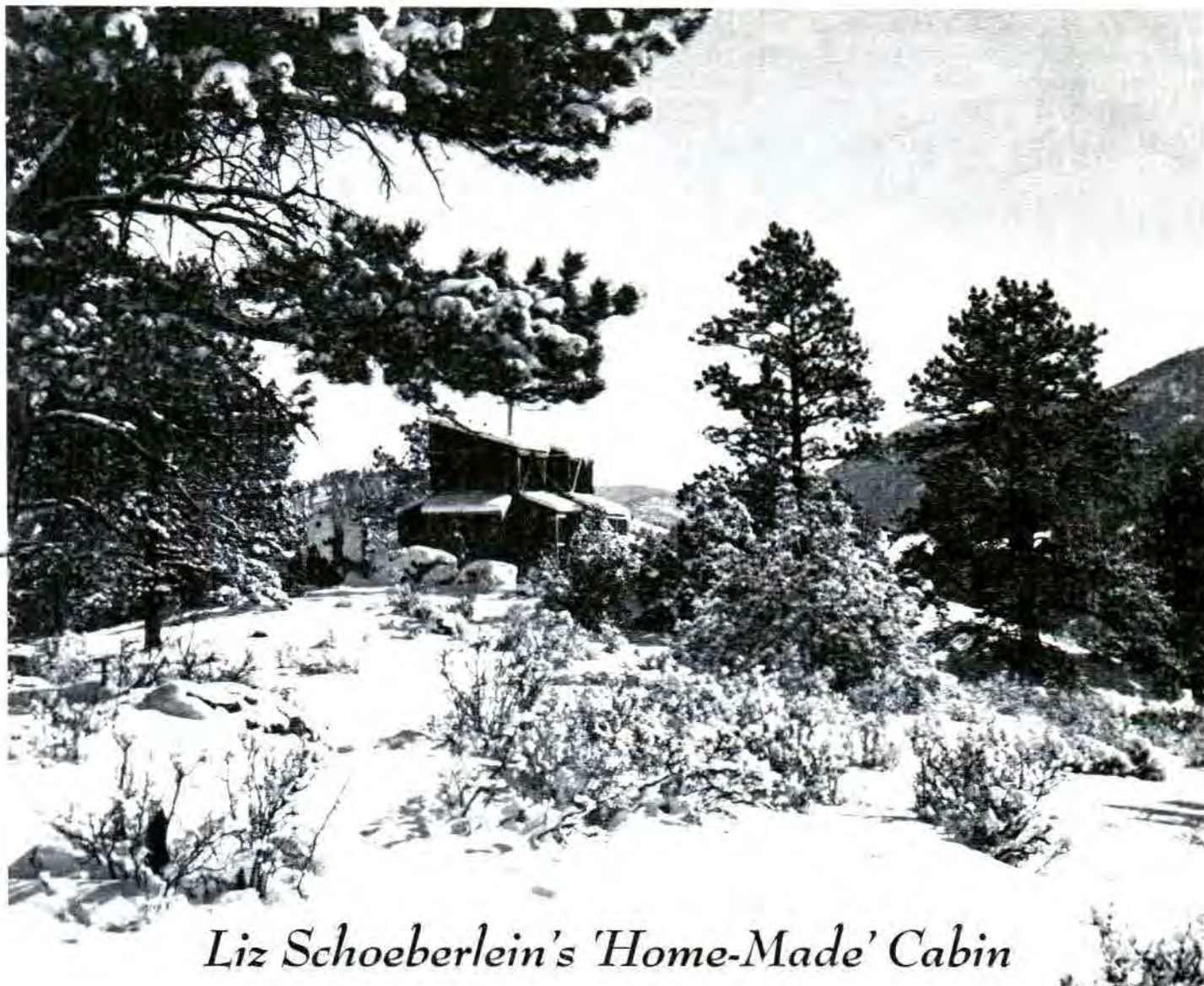




the Retreat newsletter



Courtesy of Escape Properties Ltd. 3333 Iris Street, Boulder, Colo. 447-2180 or 586-3015 Vol. 4



Liz Schoeberlein's 'Home-Made' Cabin

Last fall, Liz Schoeberlein embarked on a cabin-building project. The construction approach she adopted used available time as efficiently as possible: she built the cabin in sections at home during the week and put the parts together on the lot during weekends.

Mrs. Schoeberlein got the idea to build her own cabin late last summer, soon after purchasing her property. After she had looked at many different mountain cabin plans, Liz selected the one she liked best, then poured over the plans for hours so that she'd know every last detail and requirement. She decided that the cabin could be built faster if she followed a pre-building-at-home/assembling-on-lot system.

Sure enough, after a few weeks, the cabin sections started taking shape in Liz's Denver home, "in the back yard, garage, living room and dining room—anywhere there was room enough to work," said Liz. Necessary lumber and materials were purchased locally; when the sections were built, Liz transported them to her property in her Volkswagen bus and assembled them with the help of her two sons, John (12), and Jody (14) and a few family friends. The result is the very attractive cabin sitting atop Lot 35, Filing 1, featured on the front page of the Retreat Newsletter.

The toughest part of the construction phase, said Liz, was building the foundation which required 8 concrete piers of

Beetle Treatment Produced Excellent Results

In early March, Assistant Forester Jim Getter of the U.S. Forest Service inspected ponderosa pine trees at The Retreat. The purpose of the inspection was to evaluate the effectiveness of the lindane spray treatment applied last fall to ponderosas which had been infested by the 1972 summer crop of beetles.

Last September, Escape Properties, Ltd. sprayed roughly 500 ponderosas on Retreat property and on surrounding Roosevelt National Forest land. The spray operation was implemented after articles appeared in the Estes Park Trail Gazette warning of a heavy beetle infestation expected as a result of the mild winters in the area over the previous years.

We're delighted to report that the results of the spray operation are excellent. Assistant Forester Getter credited the lindane solution used as having been significantly effective in minimizing the damage which beetles could have caused. Another factor attributed to the success of the tree treatment was the timing of the spray operation. "Last year, the beetles were flying later than they normally do," explained Dorene Romero, Customer Relations. "If we had sprayed earlier than we did, we probably would have missed many trees which would have been infested afterwards; if we had sprayed a little later than we did, the beetles would have been in many trees long enough to start the fungus. We were just plain lucky to have sprayed at the right time."

Out of the first batch of 30 trees inspected with the help of the Assistant Forester, 4 ponderosas showed signs of successful beetle infestation, as evidenced by a blue color (the fungus) staining the wood just beneath the outer bark. Forty more ponderosas were checked the following week to increase the test sampling and no tree was found which showed the fungus. Out of the total 70 ponderosas checked, then, only 4 successfully infested ones were found and only 1 of those 4 is located on Retreat property. The remaining 3 are located on a section of National Forest land bordering Retreat property.

An appreciative cheer went up from the staff of Escape Properties, Ltd. upon learning the results of the lindane spray operation. Said Lynn T. Wells, President, "The staff rallied to the cause enthusiastically when we asked for help to spray the trees. They volunteered their time and worked darn hard spraying those ponderosas from 60 pound back-pack equipment. It turned out to be a 2-week project, so we're all very glad the results are so good."



Above, Lynn T. Wells walks through an area featured in Filing 3.

According to information published last summer, between 8-12 new ponderosas were expected to be infested for each untreated tree. Based on the test sampling of treated trees at The Retreat, a very appreciable percentage of ponderosas that *had been* attacked last summer by the beetle will survive. Similarly, the number of new ponderosas that can be attacked by this summer's crop of beetles will be far smaller than they would have been, if trees had not been successfully treated last year.

A detailed report of the spray operation results has been sent to the Estes Valley Improvement Association. The Association has been organizing community resources and information to combat the beetle in a concerted effort this summer and fall. Landowners may pick up a copy of this report at the Retreat land office or contact the Boulder office for one.



Winter at The Retreat: peaceful, serene, beautiful.

Dan & Carole McAlees: A Long Way From Guatemala



Dan and Carole McAlees

Because Carole and Dan McAlees are both licensed private pilots, they can allow for considerable distances when planning weekend jaunts or spur-of-the-moment travel hops. Take that time in Guatemala, for example, when they decided to see what an erupting volcano looked like from the windows of an airplane.

Actually, the prelude to the adventure was a kind of adventure in itself. The McAleeses were living in Guatemala City at the time the Cuban missile crisis was unfolding. They remained glued to a neighbor's short wave radio for information on the confrontation between the United States and Russia. "Information was incomplete, but what we did hear sounded extremely critical," recalled Dan McAlees. "The blockade and the possible consequences of the confrontation were very much on our minds."

The McAleeses awakened one morning when the crisis was at its peak and saw "the most enormous mushroom cloud way off in the horizon, in the direction of Cuba." They and everyone else in town thought a nuclear bomb had been dropped and rushed around trying to find out what had happened. It took several tension-filled hours to sort rumor from fact but they finally learned that one of the old, very large volcanoes had erupted at dawn and that it was the volcano, not the bomb, that caused the mushroom cloud.

Relieved to know the real cause of the mushroom cloud, the McAleeses then became intrigued to learn more about it. They rented a plane and flew over the volcano for a look-see. While Dan handled the controls, Carole took some spectacular color photos of the volcano, which was still erupting and which continued to erupt for weeks thereafter.

About a month after the volcano ceased to erupt, Dan and Carole decided to hike to the top for a closer look. Their guide did not share, however, their curiosity about the volcano. In fact, he deliberately took them to the wrong mountain, apologized and then left them there. "He kept stamping the ground, insisting it sounded hollow and would cave in. I'm sure he thought we were crazy for wanting to hike up that volcano," chuckled Dan McAlees. "Anyway, without him, we never did get to see the crater from the rim."

When the McAleeses first moved to Central America in 1961, they lived in downtown Guatemala City. Personal recollections which they have of their stay include some dramatic, and at times, ironically comical episodes. "The country was in terrible turmoil during that time," explained Dan McAlees. "Revolutions and uprisings were a way of voting down there, a way of expressing political opinions and loyalties."

The bullets and tear gas got to be such a regular occurrence in the downtown area ("not the best working conditions, either") that the McAleeses moved to the outskirts of town. Although things were better there on a day-to-day basis, the McAleeses did have to contend with a few bombings close to their house. At one point, the Air Force and Army were in cahoots against the government and tried to strafe the Guatemalan White House. "Only, they missed their target and struck their own military academy, not far from where we were living," said Dan McAlees. "Generally, attacks such as these were between organized groups. They weren't aimed at civilian population. The trick was to stay out of their way."

The McAleeses had their 2-year old son with them, Danny, now 12. Their oldest daughter, Sandy, now 10, was born in Guatemala City during those hectic times, "almost by unplanned natural childbirth," recalled Mrs. McAlees. Guatemala was under a state of siege off and on during the last few weeks of Mrs. McAlees' pregnancy. As luck would have it, she began having labor pains one evening, when all civil liberties had been suspended. No phones, no transportation, no emergency permits. No one was allowed outside. Even medical personnel were being denied passes.

As a luck of a different sort had it, the night passed uneventfully. When morning came and civil liberties had been partially restored, Dan was able to get transportation to bring Carole to the hospital where their daughter was born. "On the way to the hospital," reminisced Mrs. McAlees, "we took a wrong turn and came face to face with a submachine gun manned by soldiers blocking the road. That gave us a bit of a start."

Continued Mrs. McAlees, "It all sounds very dramatic to tell it now, but at the time, it was just something you lived with."

When the McAlees left Guatemala, they resettled in the United States in Colorado. Some 8 years later, in the summer of 1971, Carole and Dan McAlees were again thinking about two of their favorite things: airplanes and mountains (volcanoes notwithstanding). This time, however, they were trying to decide whether to buy an airplane or mountain property.

Then one day that summer, Carole received a letter from Escape Properties congratulating them on becoming landowners at The Retreat. "I had no idea what it was all about," said Mrs. McAlees. "It turned out that Dan had bought a tract at The Retreat and was going to surprise me with it. The letter let the cat out of the bag a little earlier than intended, but it was still a nice surprise."

Dan McAlees is Dean of the School of Special Education at the University of Northern Colorado and in 1968, took his family to Brazil for 3 months during which time he organized special education programs for handicapped children and adults. In 1962-63, when the McAleeses lived in Guatemala, Dr. McAlees designed and implemented programs for handicapped persons, in conjunction with UNESCO and the University of Michigan.

Besides flying, hiking and travelling (they're going to Alaska this spring), the McAleeses also enjoy sports. Dan plays on handball and basketball teams in organized city leagues, while Carole is more interested in tennis. Up until recently, Carole used to give obedience training lessons to German Shepherds. She admits to being a 'pushover' for stray animals, and at present, the McAleeses have 2 German Shepherds, 2 cats, 1 kitten and 2 gerbils.

First Retreat Landowner's Association Meeting

The first Retreat Landowners' Association annual meeting convened on February 27th at the Community Room of the Boulder Public Library. Attendance was good, with nearly 50 landowners appearing, representing roughly one-half the in-state landowners and one-third the total Retreat memberships.

Welcoming comments were made by the Presiding Chairman, John Young, who expressed appreciation at the good turn-out and then added, "It is critical that the RLA be a strong, moving force within the Retreat. The RLA is an association of owners; as such, the purpose of meetings is to have landowners organize, discuss, decide and implement their ideas."

The meeting, which began at 7:15 pm and lasted just under two hours, included discussions and decisions on items basic to the functioning of a new organization. Elections of officers were held, refinements of By-Laws adopted and a financial report presented on assessments to landowners for expenses from 1972, the first full year of Retreat operations.

The meeting was highlighted by discussions on the desirability of the RLA purchasing 20 acres surrounding the entrance into the Retreat as a common area for landowners and their guests only. The area under consideration includes prime river frontage along the North Fork of the Big Thompson River, a half-acre stocked pond and a 4' x room cabin with full loft, recently renovated. An Ad Hoc Committee was formed to research the proposal, quality of the proposed area, costs to each landowner based on the expected total number of landowners in the Retreat project, use potential, financing, et, and report its findings and recommendations to the Board of Directors for further action.

Also discussed was the desirability and possibility of requesting the developer to provide to the RLA a sum of money equal to what the developer would have to spend to construct 2 tennis courts and stables, as promised in the Property Report of Filing I. A commitment from the developer to the RLA for this sum of money would thereby release him from his promise to provide courts and stables. Said funds would be used for the

purpose or purposes which the RLA membership body decides. Since all landowners must be in unanimous agreement in order to legally release the developer from his obligation, it was decided to poll all members for their opinions on this substitution. (The Ad Hoc Committee studying the 20-acre purchase proposal has already made some preliminary outlines on the possibility of using said funds from the developer toward the purchase of the 20-acre parcel on behalf of the RLA.)

When the meeting adjourned, members gathered around the coffee pots and donuts to get better acquainted.

Ad Hoc Committees Formed

ROAD MAINTENANCE: To oversee proper upkeep of roads, snow removal, quality of services contracted, etc. John Markham, Ron Roberts and Mike Harris.

RULES & REGULATIONS: To study and make recommendations for changes or refinements in the By-Laws. Ted Paul (Chairman), Earnie Garner and Don Sturgeleski.

SOCIAL: To arrange for landowner get-togethers and activities. Mary Howarth and Barbara Betts.

FACILITIES ACQUISITIONS & MAINTENANCE: To research and study the 20 acres proposal. John Betts, Wilfred Howarth, Jim Jensen, Bill Jones (Chairman), Ken Pitman, Liz Schoeberlein, John Spidell and Ray Stone.



ATTRACTIVE AND EFFECTIVE erosion control measures are featured here. At left, rip-rapping around culvert faces and driveway banks prevents run-off and cutting (Mr. and Mrs. John Carroll, 12, F. 2). Above right, Mr. and Mrs. Ken Pitman are in the process of terracing an embankment on their property (10, F. 2) to preserve rich top soil.

Meet The Directors

MESSAGE FROM THE PRESIDENT

The Retreat Landowners' Association is in the process of being organized. With over 100 landowners already at The Retreat, we have the potential of being a powerful and unique organization. Many worthwhile and interesting projects can be accomplished with the cooperation of all its members.

Perhaps one of the more unusual aspects of our organization is the widespread distances between each of the members. We presently have owners from as far away as West Germany, New York, New Jersey and Florida. It is important that all landowners are kept informed and made to feel they are important members of the Retreat Landowners' Association.

It is presumed that every member of the RLA received the minutes of the first annual meeting held in Boulder on February 27th. May I suggest that you study these minutes carefully so that you can be well acquainted with the issues concerning us. Many vital responsibilities are ours if we are to maintain a workable, effective and enjoyable Retreat.

Your Board and committees are making careful studies as to how we can best serve the members effectively, with particular attention being given to protection, economics and ecology. Our most pressing responsibility at present is road maintenance. I am sure you are all enjoying the nice roads that have been constructed by Escape Properties, Ltd. They are the easy access to your property. It is up to us now to see that these roads are kept up in order to lend ease of access to our land and maintain the neat appearance of The Retreat. Our responsibility goes back to January 1, 1972 at which time the roads in Filing 1 had been completed for 4 months.

As a result of the Board meetings on March 6th and April 16th, a fair and equitable dues structure has been determined for all RLA members and we are urging you to respond to the Treasurer's statement you have received.

As president of the RLA, I feel honored to serve you and I can assure you that I will give my duties my very best attention. Please feel free to write me and give me your suggestions. Address your communications to Lloyd O. Angell, c/o Escape Properties, Ltd., 3333 Iris, Boulder, Colorado 80301.

I live close to The Retreat and I can run up there in a few minutes and check on things — and I often do.

*Sincerely,
Lloyd O. Angell*



LLOYD O. ANGELL
President
Retreat Landowner's Association

Lloyd Angell is a professional artist, especially known for his watercolors. His paintings are featured regularly in art shows in Colorado as well as in neighboring states. Currently, Mr. Angell has a one-man show in Wichita, an exhibit in Loveland and recently wound up an art show in Tulsa, Oklahoma.

Mr. Angell also engages regularly in teaching art techniques related to watercoloring. This spring, he is giving a Workshop Course for adults in Longmont, as part of his yearly teaching activities.

Experienced in group and association organization and leadership, Mr. Angell helped structure and found the Loveland Art League in 1969, shortly after moving to Colorado from Kansas, his home state. He headed the League as president during the first year of the League's existence. Also, Mr. Angell is president of the Homeowners' Association in the residential area in Loveland where he lives—an Association which Mr. Angell also helped organize and establish.

Mr. Angell obtained his undergraduate degree in Art Education in Kansas, and his graduate degree in Fine Arts from the University of Colorado. He and his wife, Dolores, moved to Loveland in 1968 from Kansas.



WILLIAM ROSENBERG
Vice-President
Retreat Landowners' Association

William Rosenberg, a landscape architect, is originally from the San Joaquin Valley area in California. He became interested in architecture as a young man and after serving with the Naval Air Corps Services during World War 2, entered the University of California at Berkeley. He obtained his degree in architecture in 1948.

Mr. Rosenberg opened a private practice in 1950 and then joined the National Park Service in 1956, working out of the San Francisco office. Until 1966, Mr. Rosenberg landscaped various portions of Sequoia National Forest, the Black Hills area, Mt. Rushmore, Yosemite, Yellowstone, the Badlands, etc.

In 1964, Mr. Rosenberg transferred to Washington, D.C., where he remained until 1971, engaged in landscaping projects throughout the nation. Two years ago, Mr. Rosenberg joined the staff of Pacific Northwest Team and moved to Colorado. He now works on areas in the western states: Oregon, Idaho and Washington and Alaska.

Mr. Rosenberg and his wife, Lorna, live in Denver.



J. LLOYD JONES
Treasurer
R.L.A.

J. Lloyd Jones lives in Ft. Collins, where he owns and operates Lloyd's Art Shop (an art supply center) and Broliar's Specialty Shop. A painter himself, Mr. Jones, who was born and raised in Oklahoma, often does oils of Indian subjects and themes.

Mr. Jones moved to Colorado in 1936, shortly after obtaining a degree from Oklahoma State in Entomology. He served with the Air Force during World War 2 and in 1951, set up the shops in Ft. Collins which he now operates. He also recently acquired "The Feedbag" in Glen Haven which he hopes to convert into an art gallery. In the meantime, Mr. and Mrs. Jones spend weekends there with their family.



JOHN W. YOUNG
Board Director
R.L.A.

John Young is originally from Detroit, Michigan and grew up in the Chicago area. In 1964, he obtained a degree in Business Administration from Iowa State University and a law degree from Denver University three years later. Before starting private practice in 1969, he served as Deputy D.A. in Jefferson County. Mr. Young joined Escape Properties, Ltd. in 1971 as a principal officer.



RODERIC ROMERO
Board Director
R.L.A.

Rod Romero of Escape Properties, Ltd., is originally from Long Island, New York. He was graduated from Union College in 1963 with a degree in Engineering and obtained a graduate degree in engineering from M.I.T. in 1964. Employed by Bell Telephone Laboratories since 1964, Romero transferred to the Denver location from New Jersey in 1970 and shortly thereafter joined on as principal officer of Escape Properties, Ltd.



The first meeting of the RLA Board of Directors took place on March 6th. From left, J. Lloyd Jones (treasurer), Lloyd Angell (president), John Young (back to camera), Barbara Betts (corresponding secretary) and Rod Romero. Unable to attend, Director William Rosenberg. Next Board meeting was scheduled for April 16th.

Notes: Tentative plans have been made as a result of the Board meeting on April 16th to hold the next RLA annual meeting in early July. This scheduling will give out-of-state landowners the opportunity to attend and participate in the discussions.

Mrs. Barbara Betts, a native Coloradoan, was born and raised in Denver. She now lives in Longmont with her husband, John, and their three sons. Enthusiastic about her responsibilities as Corresponding Secretary, Mrs. Betts participates in Board meetings and prepares summaries of discussions and decisions. She is also a member of the Retreat Social Committee.

RULES AND REGULATIONS

The By-Laws of the Retreat Landowners' Association are currently being studied by the Rules Committee. Landowners who have suggestions for refinements, corrections or clarifications of the By-Laws are encouraged to send their suggestions to Mr. Ted Paull, Chairman, Rules Committee, c/o Escape Properties, Ltd., 3333 Iris, Boulder, Colorado.

Home-Made Cabin cont'd.



Sitting atop Lot 35, F 1, the Schoeberlein cabin enjoys beautiful views to the south, west and east.

varying heights. (Piers look like upside-down mushrooms and support the base of the cabin off the ground.) "It took 6 weekends just to **dig** 30-inch holes for each of the piers and then build the piers out of concrete.

A helicopter at that point would have been very handy; for, not having a driveway initially, over 3 tons of concrete bags had to be hauled from Dunraven Glade Road up the embankment on Lot 35 to the building site where the piers were to be built. "At first, we thought we'd prefer not to have a driveway," explained Liz, "for privacy and seclusion reasons. But in the end, it was just too hard to carry equipment and materials up the slope. So, we had a driveway put in ...**after** we'd lugged 6,400 lbs. of concrete bags up to the building site."

Other on-site construction problems presented themselves regularly. "In fact," said Liz, "I'd say that everything that could go wrong, did go wrong in the first attempt." Examples of mix ups, errors and unforeseen problems ranged from simple oversights such as not having enough varnish on hand to drilling a door on backwards and having to contend with warped wood for interior construction. "Warped wood was the most frustrating thing to deal with," said Liz. "Apparently, it's not uncommon for lumber to be warped, but it was so time-consuming to have to repeatedly adjust and correct for warped pieces." Added Liz, "I also discovered I was terribly allergic to the preservatives in varnish so there were weekends when I'd be working away with big, drippy eyes."

Other problems came from an occasional lack of sufficient help for the old heave-ho, "I'd be standing there trying to push up a roof section with somebody else and we just weren't strong enough to lift it. We'd usually laugh about it, rest and try again. If we still couldn't make it, we'd work on something else and wait until we had an extra pair of hands to help with the heavy work."

The cabin features 2 lofts from which beautiful views facing south into the distant Roosevelt National Forest can be enjoyed. The east and west faces of the cabin have wall-to-wall windows, providing additional stunning views, particularly of the eastern valley. Much of the interior finishing has yet to be completed but Mrs. Schoeberlein and her sons enjoy spending weekends there, working on the inside and taking more time off now to pursue recreational interests.

Liz Schoeberlein is a professor of Fine Arts at Temple Buell University in Denver. "Having an art background helped considerably in figuring out the plans and putting things together," said Liz, "but I'd say that if you want to build your own cabin, you've got to be prepared to spend a lot of time studying the plans and working. You really have to like to work."

Liz' son, John, added, "It sure **was** a lot of work, but then, it was worth it."

We think so, too, and are pleased to showcase your cabin on the front page of this issue.



Retreat roads were plowed immediately after each new snowfall. Regular plowings prevent any ice layer from forming as a result of back-to-back snowfalls.



Liz Schoeberlein with sons Jody and John stand next to their 'home-made' cabin, nearly completed.

Odds 'n' Ends



A preview of Filing 3 was arranged for the staff of Escape Properties, Ltd., in December via a ski-touring foray. At left, Carolyn Wells, Diane Young and Barbara Loitz pause while Lynn T. Wells (president), at right, recovers from a flop near the Miller Fork, Filing 3, scheduled to open in June.

The preliminary plat for Filing 3 was accepted on March 1st, 1973 and road construction began immediately after approval was obtained. With the creation of the 3rd Filing, the 40-acre parcel of Roosevelt National Forest is now completely contained by developed portions of Retreat land. Also, easements to be created south of Dunraven Glade Road will give Retreat hikers easy access into the Roosevelt National Forest backing up against the southern boundaries of The Retreat. The 3rd Filing features a convenient entrance into it from Dunraven Glade Road, thereby shortening the travelling distance from the main road to both Filings 2 and 3.

Landowners are requested to refrain from allowing pets to wander about unsupervised at any time; and to keep their pets under careful supervision when on hikes or picnics. Unsupervised dogs have been known to run after wildlife in natural areas and can threaten their continued presence in those areas. Further, a dog can successfully outrun a deer (especially a pregnant one) and either destroy it or push it to fatal exhaustion. Let's continue to keep pets under control so we can enjoy the presence of deer, elk, porcupines, rabbits and eagles at The Retreat.

Twelve wells have been drilled at The Retreat to date, with an average depth of 155 ft. and a median yield of 50 gallons per hour (these numbers exclude the deepest and shallowest wells and their yields: 505 ft. with 19 gph and 35 ft. with 96 gph since they fall below or above the normal range of wells drilled and water yielded).

Escape Properties, Ltd. has discontinued the practice of installing "Sold to—" signs on Private tracts. The general feeling among landowners and staff personnel is that such signs look unnatural in the Retreat environment and are simply unnecessary. Landowner comments describing private property signs range from "tacky" and "visual pollutants" to "graveyard markers." So, signs are **out!**

New landowners will be introduced in every other issue of the Retreat Newsletter in a special Meet the Members section.

Mark Miller, Retreat representative, was married in March in Boulder. Congratulations go to Mark and his bride, June, from all his friends at The Retreat and Escape Properties.



The Acquisitions Committee met on March 4th to inspect the 20 acres proposed for purchase by the RLA. Phil Stewart of Escape Properties, Ltd. toured the property with the group, pointing out boundaries and answering questions about the parcel.

Breeding Appaloosas Fulfills Childhood Dream for Retreat Landowner Carl Miller



Above, one of Miller's prize Appaloosas takes a hurdle in a competitive event, guided by Lloyd Donley, Miller's professional trainer.

Once when Carl Miller was a youngster, he saw a small band of wild Indian ponies grazing on a farm in Idaho. He had never seen spotted horses like that before, except in books, and watched them graze until they moved on. And he decided right then and there that if he could ever own a horse, it would be an Appaloosa.

The image of the wild, spotted ponies stuck and so did the decision. Years later, Carl Miller was raising and breeding Appaloosa horses and taking top national honors in competitive shows to boot.

Why the particular fascination with Appaloosas? Carl's love of Indian lore and culture began when he was a boy and has carried through to the present. The Miller home, in fact, is dotted with Indian relics, art and artifacts. Appaloosas were introduced into this country in the mid-1700's by the Spaniards and quickly adopted by the Indians in the west and southwest. "So, back there in Idaho, when I first saw real, live Appaloosas, I felt something extra special for them since I knew they were the horses the Indians rode," explained Miller.

The Millers usually have between 25-30 Appaloosas on their 10-acre spread in Morton, Illinois, where the horses are cared for and trained, bred and sold. Carl has a full-time, professional trainer who travels the show circuits all year long, training the prize Miller Appaloosas and handling them in competition events. The basement of the Miller house is filled with trophies, plaques, and ribbons. One year, his Appaloosas won 74 awards.

The competitive events in which Miller enters his best Appaloosas include: high jumping, pleasure riding, reining and signal response, cattle roping, cutting (where the horse is judged on its ability to keep a calf separated from the rest of the herd without aid from the rider), games and barrel races. One of Miller's favorite champions, a stallion named Mighty High, defeated 702 other entries to walk off with the National Halter Award in 1968. That same year, Mighty High won the National Performance Test, the World Champion Performance Test, and the World Champion Roping Test — the only Appaloosa ever to win so many honors. Mighty High, we are pleased to report, was bred and raised in Greeley, Colorado.

Miller's goal is to breed a world champion, a perfect Appaloosa, from his own breed stock. The other winners he has were bought as colts but raised and trained by Miller. "It doesn't matter to me if we're not the ones to show that Appaloosa," said Miller. "I just want to produce one from my own stock. For this reason, I'll sell a good colt cheaper to a person who intends to train and show it."

Mr. and Mrs. Miller travel all over the United States to participate in horse shows. Recently, they attended a breeder's convention in Mexico City, not for a show, but to organize an international Appaloosa competition in that city for next year. "We ran into a lot of people we had met at shows in the United States. Breeders and showers are very friendly, cordial people. As the saying goes, a person who likes horses can't be all bad," laughed Miller. Two years ago, the Millers showed their horses in Estes Park, missed last year's events because of last-minute conflicting schedules, and are looking forward to future shows there. "Any excuse to get back to Colorado," said Miller, who then added that he prefers to show in the west because, "People there understand and love horses."

What started out as a hobby for Carl Miller, who owns a bakery in Morton, Illinois and is also a real estate broker, still remains a hobby, only on a larger scale. All six of the Miller children are involved with the Appaloosas at some level or other. The youngest daughter, 7, participates in showings, in the pleasure riding events. "Does real well, too," said Miller.



Although the varieties of color combinations have no bearing on breeding qualities and strengths, color is nonetheless the key to a handsome Appaloosa. "Which means," said Miller, "that deciding what a handsome Appaloosa is, is really based on personal color preferences." Spots can be large or small (but they must be there), multicolored or uniform; the blanket can be anywhere from clear white to solid black. "Kids like big, colorful spots on their Appaloosas," said Miller. "The more colorful the Appaloosa, the better the young people like it."

The Retreat Newsletter is printed on recycled paper.



View from inside the Schoeberlein cabin on a snowy day.

FIRST CLASS MAIL

Of Seedlings...



Ponderosa seedlings were planted on slopes in Filing 1 areas by the "Racer's Edge" group.

Over 1,000 ponderosa seedlings were planted at The Retreat by Aquarius, Pied Pipers, Racer's Edge and Mission Impossible. Certain areas were covered by the Special Task Force. Everybody's job was greatly facilitated by the Roving Super Diggers. On April 20th, seventeen students from Southern Hills Junior High School in Boulder volunteered to help Escape Properties, Ltd. staff members plant potted ponderosa seedlings on southern slopes in Filings 1 and 2. The students gave up their one free non-school day prior to Easter to help with the planting project, which got underway at 9:30 in the morning and was completed before 3 p.m.

The students worked in four groups, with each group headed up by an EPL staff member. The students chose the name they liked best to identify (and distinguish) their particular group from the others. After instructions on planting procedures were explained, the four groups, rarin' to go, departed from the land office and started working on their assigned areas.

Now, the group which delightfully claimed the name of Mission Impossible had some second thoughts about their mission, as did Aquarius, when they saw their areas were in the higher elevations of Filing 2—where there was still snow on the ground and the digging was difficult. They were rescued by the Super Diggers who came along and dug holes for the seedlings faster than the students were able to plant in them. Due credit goes to the Super Diggers: Ernie Conrad, Retreat Sales Representative; Phil Stewart, Field Sales Supervisor; and Lynn T. Wells, President.

True to its name, Pied Pipers attracted two 10-year old boys who were later awarded an honorary Super Diggers title

because of the outstanding effort and performance they gave in the hole-digging category. Because of the young Super Diggers, Pied Pipers planted just as many seedlings as the other groups, except for Racer's Edge.

Racer's Edge did indeed race along in Filing 1, perhaps because the students in this group were older (freshmen and sophomores) than the others. They planted the most seedlings and said, at the end of the day, that the planting work was "fun and easy." Mission Impossible members, however, were quick to point out that Racer's Edge didn't have snow to contend with in the lower elevations of Filing 1. Meanwhile, the Special Task Force roamed around, planting seedlings on slopes not attached to the larger, assigned areas. And the Roving Super Diggers, as you might have guessed, swooped in on groups to do the digging and keep things moving along rapidly.

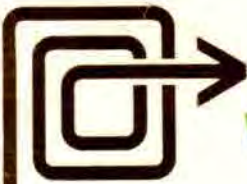
...And Seedlings



Southern slopes in Filings 1 and 2 were "painted green" in a seeding operation carried out in early May. Lew Hammer, Inc., the landscaping company from Denver which seeded Retreat roadbanks last year, performed the hydromulch job again this year.

The timing of the seeding couldn't have been better. Rain and snow fell before, during and after the seeding operation, thereby providing ideal moisture amounts for some germination to take place this spring. The colorful green, however, induced by a harmless dye added into the mulch-fertilizer mixture, had a short life on the roadbanks as the rain and snow dissolved the dye within 3 days. But that's all right. We're delighted to have so much moisture. Filing 3 roadbanks will also be seeded before the end of May so as to benefit from the high precipitation season expected through June 30th.

Seeding southern roadbanks helps establish a vegetative root system which in turn stabilizes the slopes. Various sources estimate it requires 2-3 years before a self-sufficient root system can develop.



escape
properties
ltd.

January 23, 1973

Dear Retreat Landowner,

Many out-of-state landowners have requested that a proxy vote system be regulated into the Articles of Incorporation and By-Laws of the Retreat Landowners' Association so that their vote can be represented at annual meetings of the Association. The Board of Directors of the R.L.A. has determined this to be a valid request and a proxy vote system was adopted on January 11, 1973. Information and the details of this resolution will be sent to all landowners in a few days, along with pre-meeting communications on the first annual meeting of the Retreat Landowners' Association, to take place February 27th, 1973, in Boulder, Colorado. We sincerely hope that when you receive this information, you will register your proxy vote and have the assurance that your vote will be represented at the annual meeting.

Also, you'll find a questionnaire enclosed which was specifically designed to invite landowner comments about The Retreat. We are requesting you to complete the questionnaire and return it to us so that we may know in what ways Escape Properties, Ltd. can better serve you.

Please do not hesitate to indicate on the questionnaire any questions or requests for assistance you might have. Since in-state landowners have the convenience of direct contact with their Retreat counselors to obtain information and special assistance, we would like to encourage you to use this questionnaire to communicate any special needs you might have.

To summarize, information on the proxy vote system and forthcoming annual meeting of the R.L.A. is being sent to all landowners in a few days. Please complete the questionnaire and return it to us at our new address:

ESCAPE PROPERTIES, LTD.
3333 Iris
Boulder, Colorado 80301

Thank you very much.

Sincerely,

Dorene Romero

Dorene Romero
Customer Relations
ESCAPE PROPERTIES, LTD.

Encl.

(303) 447-2180

**3333 Iris
Boulder, Colorado 80301**

RETREAT LANDOWNERS' ASSOCIATION

Pre-Meeting Communications and Information

January 24, 1973

Prepared by the RLA Board of Directors
Lynn T. Wells Rod Romero John Young

Many out-of-state landowners have requested that an absentee vote provision be regulated into the Articles of Incorporation and By-Laws of the Retreat Landowners' Association so that their vote may be represented at annual meetings of the RLA. In consideration of this request, the Board of Directors met to discuss a proxy vote system. As provided by Section 4 of Article XI of the Articles of Incorporation and By-Laws of the RLA, it was resolved on January 11, 1973, by a unanimous vote of the Board of Directors, the following:

A proxy vote system is effective immediately for all present and future members in the Retreat Landowners' Association and shall be included in the Articles of Incorporation and By-Laws of the Retreat Landowners' Association.

Prior to each annual meeting (with 30 days' notice) and prior to each special meeting of the membership body called (with 5 days' notice given), a proxy card is to be sent to each member, with the following information clearly stated:

- 1) The agenda of the meeting.
- 2) Time, place and date of said meeting.
- 3) Authorization to empower another member with use of the proxy at said meeting.
- 4) Name of the member empowered by the proxy vote for said meeting or for any adjournment of said meeting.

Members unable to attend the specified meeting must send the proxy authorization to the member designated by the authorization to receive the proxy. The proxy authorization must be presented at the meeting by the proxy holder when a vote count has been called in order for that proxy vote to be validly recognized and counted.

The following items were further resolved:

- 1) Each member possesses one vote and his proxy vote shall therefore count as one vote.
- 2) A member may assign his proxy vote only to another member of the Retreat Landowners' Association.
- 3) One signature only constitutes proxy authorization by member ownerships in Joint Tenancy.
- 4) All signatures of member ownerships in Tenants in Common must be submitted on the same proxy card to constitute proxy authorization. In the case where joint tenants are in ownership with other joint tenants in a Tenants in Common agreement, then one signature only from each group of joint tenants is required to constitute valid and proper proxy authorization.
- 5) A proxy vote can be assigned one time only per meeting and loses its validity if reassigned by the proxy holder. Any and all proxy votes given to a specified member who then becomes a proxy holder shall become null and void if said proxy holder assigns his own proxy to a third member. In assigning his proxy to a third member, he has authorized the third member to dispose of his one vote only.
- 6) A properly authorized proxy vote is valid for the meeting for which it was intended and for any adjournment of said meeting.
- 7) Proxy authorization is automatically cancelled when the member who assigned his proxy vote is present at the meeting.

Pre-Meeting Information

The Board of Directors of the Retreat Landowners' Association has announced the date of the first RLA annual meeting, to be held in the Community Room of the Boulder Public Library, Boulder, Colo., at 7 p.m. on Tuesday, February 27th, 1973. The meeting is called for the following purposes:

- 1) To elect one member to serve as a Director on the RLA Board of Directors.
- 2) To elect a Corresponding Secretary to serve the RLA membership body.
- 3) To consider requesting Escape Properties to provide fire-fighting equipment in lieu of tennis courts and stables.
- 4) To determine dues and assessments to members.
- 5) To incorporate into the By-Laws of the RLA paragraphs required by Larimer County as per the "Subdivision Regulations," issued and adopted by Larimer County on August 24, 1972.
- 6) To form ad hoc committees as deemed necessary.
- 7) To transact any other business that may properly come before the meeting.

Additional information will be sent to each member 10 days before the February 27, 1973 meeting. The information package will contain a copy of the Articles of Incorporation and By-Laws of the RLA, a copy of the paragraphs required by Larimer County for insertion into Property Owners' Associations, a map directing members to the Boulder Public Library and provision for cancellation confirmation in case of bad weather.

Members are requested to bring to the meeting their copy of the Articles of Incorporation and By-Laws of the RLA and the copy of the required paragraphs issued by Larimer County.

Members who are unable to attend the meeting are requested to complete and send the enclosed proxy authorization to the designated proxy holder as soon as possible if they wish to have their vote represented at the February 27, 1973 meeting. To reiterate, a proxy vote may be assigned to:

- 1) Rod Romero, a Director on the Board of Directors of the Retreat Landowners' Association.
- OR
- 2) Elected Landowner Director, to be elected at the February 27, 1973 meeting for one year's service.
- OR
- 3) Other member _____, a member of the RLA by virtue of his or her owning property at The Retreat.

Please note: Additional proxy authorization cards will NOT be sent to landowners in the information package to be mailed 10 days before the Feb. 27, 1973 meeting. Landowners who have lost the proxy authorization card must contact the Boulder office and request that another card be sent to them.

To summarize:

- 1) A proxy vote system was adopted by the Board of Directors and is immediately effective for all members.
- 2) The first annual meeting of the RLA is Feb. 27, 1973, at 7 p.m., Boulder Public Library, Boulder, Colo.
- 3) Non-attending members should complete and send the proxy authorization to the designated proxy holder. Additional proxy authorizations will not be sent to members unless specially requested.
- 4) Members should bring with them to the meeting the information materials which will be mailed 10 days before the meeting.

Respectfully submitted,

Lynn T. Wells
Rod Romero
John Young

RETREAT LANDOWNERS' ASSOCIATION

Prepared by RLA Board of Directors:
Lynn T. Wells Rod Romero John Young

Annual Meeting

7 p.m., Tuesday evening, February 27th, 1973

Community Room of the Boulder Public Library, Boulder, Colorado

Agenda items:

- 1) To elect one member to serve as a Director on the RLA Board of Directors.
- 2) To elect a Corresponding Secretary to serve the RLA membership body.
- 3) To consider requesting Escape Properties to provide fire-fighting equipment in lieu of tennis courts and stables.
- 4) To determine dues and assessments to members.
- 5) To incorporate into the By-Laws of the RLA paragraphs required by Larimer County as per the "Subdivision Regulations", issued and adopted by Larimer County on Aug. 24, 1972.
- 6) To form ad hoc committees as deemed necessary.
- 7) To transact any other business that may properly come before the meeting.

REMINDER: Proxy authorization cards must be received before Feb. 27th in order for that vote to be properly registered for that meeting. Members who have not returned their proxy authorization cards are urged to do so as soon as possible.

Landowners are requested to bring to the meeting the information contained in this mailing:

- 1) Xerox copy of the Articles of Incorporation and By-Laws of The Retreat Landowners' Association. (Since corrections, insertions and changes will be made in this booklet as a result of the Feb. 27, 1973 meeting, final copies will be printed and distributed subsequent to the meeting.)
- 2) An excerpt from Larimer County requirements pertaining to all Property Owners' Associations requirements as presented in "Subdivision Regulations", adopted and issued by Larimer County on August 24, 1972.
- 3) On the reverse side of the excerpt, a map showing where the Boulder Public Library is situated in Boulder. This map also includes a telephone number to call for cancellation confirmation in case of bad weather.

Respectfully submitted,

Lynn T. Wells
Rod Romero
John Young

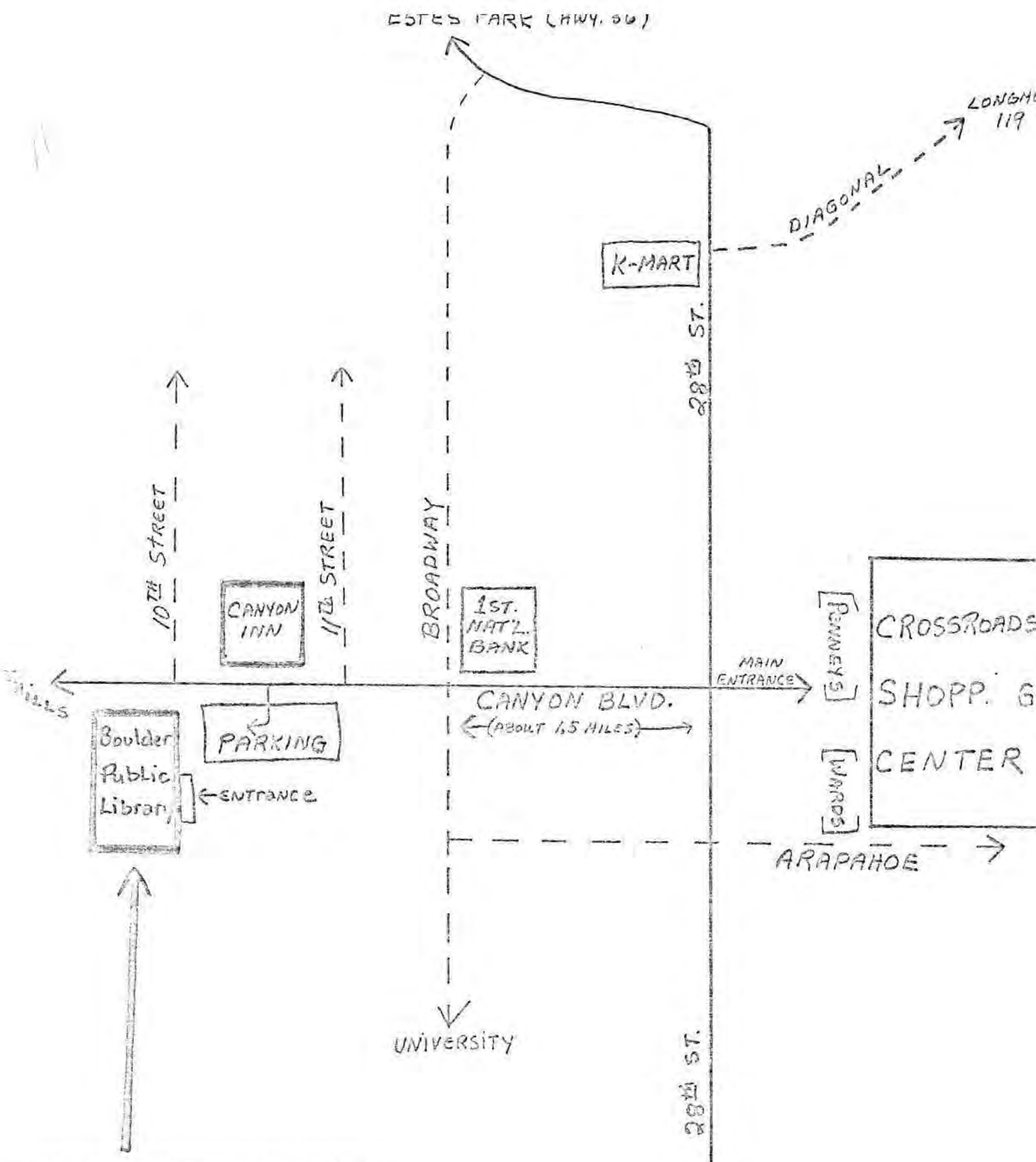
The Homeowners' Association, or equivalent established for the purpose of maintaining roads, irrigation facilities, open space, parks, or other common facilities (hereafter "common Facility"), shall provide that in the event such association shall fail to maintain the common facility in a reasonable order and condition in accordance with the original plan submitted with the final subdivision plat, the Board of County Commissioners for Larimer County may serve written notice upon such organization, or upon the residents of the subdivision involved, setting forth the manner in which the association has failed to maintain the facility in a reasonable condition, and said notice shall include a demand that such deficiencies of maintenance be cured within 30 days thereof, and shall state the date and place of a hearing thereon, which shall be held within 14 days of the notice. At such hearing, the County may modify the terms of its original notice as to the deficiencies, and may give an extension of time within which they shall be cured. If the deficiencies set forth in the original notice or in the modifications thereof are not cured within said 30 days or any extension thereof, the County, in order to preserve the taxable values of the property contained within the subdivision, and to prevent the common facilities from becoming a public nuisance and public liability, may undertake to maintain the same for a period of one (1) year. Before the expiration of said year, the County, upon its initiative or upon the written request of the association theretofore responsible for the maintenance of the common facility, call a public hearing upon notice to such association and to the residents of the subdivision involved, to be held by the Board of County Commissioners at which hearing such association or the residents of the subdivision shall show cause why such maintenance by the County shall not, at the election of the County, continue for a succeeding year. If the Board of County Commissioners shall determine that such association is ready and able to maintain said common facility in a reasonable condition, the County shall cease to maintain said common facility at the end of said year. If the Board of County Commissioners shall determine such organization is not ready and able to maintain such common facility in a reasonable condition, the County may, in its discretion, continue to maintain said facility during the next succeeding year subject to a similar hearing and determination in each year thereafter.

The cost of such maintenance by the County shall be paid by the owners of the properties within the subdivision that have a right to enjoyment or use of the common facility involved, and any unpaid assessments shall become a tax lien upon said properties. The County shall file a notice of such lien in the office of the County Clerk and Recorder upon the property affected by such lien within the subdivision, and shall certify such unpaid assessments to the County Treasurer for collection, enforcement and remittance in the manner provided by law for the collection, enforcement and remittance of general property taxes.

The Homeowners' Association or equivalent shall further provide for:

1. Adequate funding and means of enforcement;
2. Continuous safety inspections and immediate follow-up maintenance to correct unsafe conditions;
3. The receiving and processing of complaints;
4. Regular maintenance program where required for roads, parks, buildings and other mutually owned facilities.

No Homeowners' Association may be dissolved without the prior permission of the Board of County Commissioners.



RLA ANNUAL MEETING:

+ Tuesday, 7 p. m., Feb. 27, 1973

+ Boulder Public Library

(Community Room)

For Cancellation Confirmation in case of bad weather, call 447-2180.

Loveland, Colorado
May 21, 1973

To: All Members, Retreat Landowners Association:

At the general meeting in February, the subject of the construction of tennis courts and stables was discussed to feel out the general members in regard to either constructing those facilities, as called for in the Filing 1 Property Report, or substituting other facilities (such as a firehouse) by putting funds equal to the cost of the tennis courts and stables in the hands of the Landowners Association for their discretionary use. Construction of the stables and tennis courts are mandatory unless the property owners unanimously select one of the other options.

At the February General meeting, the vote of those present was not unanimous although a large majority favored accepting the money in lieu of the construction. At that meeting the figure of \$27,500.00 was used, but it has now been discussed in general terms with the developer and, through negotiations, it appears the amount would be somewhere between \$20,000.00 and \$25,000.00.

This letter is for the purpose of canvassing all property owners to be sure that the tennis courts and stables are the option most favored. You are requested to return the bottom portion of this form, at your earliest convenience, with your request marked and signed for our records.

Sincerely yours,
Lloyd O. Angell
Lloyd O. Angell, Pres.
Retreat Landowners Ass'n.



June 13, 1973

Dear Retreat Landowner,

We have a favor to ask of you.

With the warm weather season underway, many landowners are giving thought to building on their land. Quite a few landowners have already constructed driveways and some are planning to build cabins this summer. Others are gathering information on various aspects of cabin construction, driveway design and site preparation.

Many landowners have found their representative's personal assistance to be very helpful. We're pleased to hear this. If you haven't already needed to meet with your representative, we invite you to contact him whenever you need any assistance or information.

Now, about that favor. During the upcoming summer season -- which is the busiest season for Retreat sales representatives -- we are requesting that you arrange to meet with your representative by appointment whenever you need his on-site assistance. An impromptu visit by you would probably be interrupted by a scheduled sales appointment. By agreeing to a day and time, your representative can do more for you without sacrificing his own sales time.

Thanks for helping us help you better. Hope to see you at The Retreat this summer!

Sincerely,

Dorene Romero
Customer Relations
ESCAPE PROPERTIES, LTD.

P.S. Don't forget: an Architectural Control form must be completed and sent to the Boulder office for approval on any type of land alteration, as required by your Protective Covenants. These forms (one for driveway design and construction, the other for cabin building) can be picked up at the land office or the Boulder office. Or if you prefer, just call or write and we'll send the appropriate forms to you.

(303) 447-2180

**3333 Iris
Boulder, Colorado 80301**

MINUTES FROM THE BUSINESS MEETING

On August 18, 1973, about 30 members and guests of the R.L.A. met in the Glen Haven Town Hall for a picnic and short business meeting. Everyone enjoyed their picnic lunch, and the chance to get acquainted with other landowners.

At 7:00pm Mr. Lloyd Angell, Chairman of the Board of Directors opened the Business meeting by having everyone introduce themselves and tell where they are from and what lot they own.

Everyone was given a financial report, and Mr. Angell asked if there were any questions regarding the report.

QUESTION: Is the bill from Escape properties up to date?

Mr. Angell: Yes.

QUESTION: Would you explain the bills from Ernest Stille for \$607.00 and the bill from Phil Stewart for \$231.00.

Mr. Angell: The bill from Stille was for road work done in the spring when the roads were damaged by spring rains and run-off. The bill from Phil Stewart was for bringing the roads into top condition. Or, manicuring the roads.

QUESTION: How is each landowner assessed?

Mr. Angell: One owner, one assesment. The assesments are pro-rated on a daily basis.

At this point there were questions on the roads, especially the new roads in filings 3,4, and 5.

QUESTION: At what point do the roads become the responsibility of the R.L.A?

Mr. Romero: They become the R.L.A.'s responsibility as soon as the County approves them. Mr. Romero pointed out that, although we are responsible for the roads, we can set priorities as to which ones be maintained.

Mr. Angell brought up the fact that there are very few lots sold in filings 3, 4, and 5, placing a heavy load on the R.L.A. Also, when the R.L.A. took over filings 1 and 2 they were 90% and 60% sold. One member expressed the hope that although there might be a conflict here between the Developer and the R.L.A., that we might be able to reach a compromise. Mr. Angell stated there would be a meeting between the Developer and the R.L.A. on the 28th of August to discuss these issues.

QUESTION: What can be done with the Landowners who are delinquent with their assesments?

Mr. Romero: One way is for the Board of Directors to sue for the delinquent payment and get a lien against the property, but a lien cannot be collected unless the property is sold.

QUESTION: If there should be a surplus in the Treasury at the end of the year, what should we do with it?

Mr. Angell: One suggestion might be do use the funds to reduce the 1974 budget.

QUESTION: What decisions are made by the Board of Directors without ratification of all the members?

Mr. Romero: Changes in the By-Laws or something of major importance must be ratified. For example, the Board cannot asses dues of over \$100.00 per year without a general meeting for approval of the members.

Mr. Angell brought the discussion around to the need for people to serve on the Road Maintenance Committee, stating "This is a big

job, with alot of responsibility." Mr. Romero added, "Not only is there alot of work involved, but the Road Maintenance Committee will be responsible for authorizing probably 90% of the R.L.A. budget." Mr. Angell stated "To get an idea of the responsibilities of the Road Maintenance Committee, try to visualize all the roads not just the road to your property. We've been lucky so far because the roads were in good shape to begin with."

QUESTION: Are all the roads done?

Mr. Romero: At least for another year, then there will be more development. The Retreat is a little over half done at this point.

QUESTION: Does Escape Properties own a grader?

Mr. Romero: No. At one time there was a Construction Company at the Retreat and we paid for gas and Phil Stewarts time when the Company wasn't using the grader.

Three possible ideas on this problem were:

1. At some point in time we might be able to pay the Road Maintenance Committee Chairman time and mileage to oversee the roads.
2. Hire some one to oversee the roads at least until there are some permanent residents in the Retreat.
3. Look into the possibility of buying some Road Maintenance equipment.

Mr. Romero emphasized that it is much easier to keep the roads in good condition than it is to allow them to deteriorate and then face major problems. Mr. Angell reminded everyone that the roads are of concern to everyone as they are the only access to their property, and they have had no care since June.

QUESTION: Are the roads in filings 3, 4, and 5 in as good shape as those in filings 1 and 2?

Mr. Romero: It is hard to say at this time.

Mr. Angell we would keep working on these problems and hope for some decisions at the next General Meeting in February. He urged all landowners to make their suggestions known either by calling or writing.

QUESTION: What happened to the 20 Acres for sale at the entrance to the Retreat?

Mr. Angell: The Land and Aquisitions Committee recommended we not buy the property for the following reasons:

1. The price is to high.
2. There would be many maintenance problems involved.
3. In order to make payments on it, the assesment would have to be raised over the \$100.00 limit.

QUESTION: Where do we stand on the Tennis Courts and Stables?

Mr. Angell: With about 65% of the ballots in, there are about 20% in favor of the Tennis Courts and Stables. Since it would take 100% approval to take the money instead of the Tennis Courts and Stables, we will get them. The Land and Aquisitions committee has submitted guidelines for construction of these facilities to me. The committee gave alot of thought to minimizing maintenance costs, since the cost of maintaining Tennis Courts in the mountains can be high. I have passed these specifications on to Mr. Wells. One landowner suggested we offset the cost of maintenance by a use fee for those who use the courts, and that we notify all those who voted for the Tennis Courts to advise them of the maintenance costs. Mr. Angell said he had asked for a stay of time on this issue.

The meeting adjourned at this time. Mr. Angell asked for a round of applause for Mary Howarth, Social Committee Chairman for the fine job she did in getting the picnic together.

POST SCRIPT: Mr. Masters, Mr. Howarth, and Mr. Mrdjenovich signed up to serve on the Road Maintenance Committee. Mr. Howarth will serve as Chairman.

NOTE: The following are the recommendations for the Tennis Courts and Stables:

- I. Construction shall be aesthetically pleasing.
 1. Cuts and fills should be kept at a minimum.
 2. The land on which they are located should have only a very slight slope.
 3. Adequate level parking should be provided.
 4. No night lighting should be constructed for the tennis courts.
 5. The design of the stable building should be ecologically proper.
 6. Fencing for the horses should be of pole construction, preferably located where there are some trees.
- II. The size and capacity should be adequate and should allow for future expansion as the size of the Association grows.
 1. There should be a minimum of two tennis courts.
 2. The tennis courts should be of regulation size.
 3. The barn should have a minimum of 20 stalls and 12 individually fenced runs, with at least one large community corral.
 4. Hay storage should be adequate for at least 5 tons.
- III. Construction should be adequate to facilitate economical maintenance and done in a workmanship manner.
 1. Corrals, which will eventually be void of vegetation, should be located on as flat an area as possible.
 2. Tennis courts should be adequately ditched to avoid erosion and surfaced with concrete with regulation fencing.
- IV. The location of the facility should insure maximum use.
 1. The access road should not be too steep.
 2. It should be located so as not to create problems for adjacent landowners; preferably with a good sized buffer zone between the corrals and other property.
- V. The facility should include an adequate well, pump, and watering tank for the horses, as well as adequate sanitary facilities for landowners using the courts and stables.
- VI. All construction shall be done in a workmanship manner.

Respectfully Submitted
Barbara Betts
Corresponding Secretary

TREASURER'S REPORT TO RETREAT LANDOWNERS' ASSOCIATION, AUGUST 18, 1973

Income from assessment \$9,604.33

Expenditures:

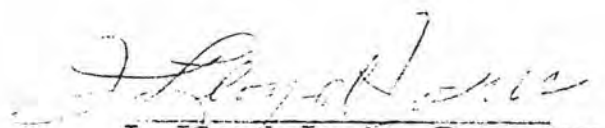
| | |
|--|--------------|
| 5-29 - Caballus Publishers (postage and clerical work) | \$ 14.40 |
| J. Lloyd Jones (printing, clerical supplies, postage, clerical work) | 44.77 |
| Joy Jones (clerical work) | 16.00 |
| Barbara Betts (postage, Xeroxing) | 5.14 |
| Lloyd O. Angell (postage, photo copies, phone) | 19.81 |
| Phil Stewart (grader operating, cleaning culverts) | 231.00 |
| Escape Properties (road work, snow removal) | 3,424.46 |
| 6-5 - United Bank (checks) | 8.10 |
| 7-14 - Ernest C. Stille (installing, cleaning culverts) | 607.00 |
| 8-7 - Ace-Kauffman (corporation seal) | 14.50 |
| Lloyd Angell (phone, postage, photo copies) | <u>37.83</u> |
| Total Expenditures - | \$4,423.01 |

Balance on hand, August 16, 1973 \$5,181.32

Assessments outstanding from 4-21 billing - (12 members) \$1,263.29

New member assessments to be billed - (20) 659.56

Total assessments outstanding - \$1,922.85


 J. Lloyd Jones, Treasurer
 Retreat Landowners' Assn



Retreat Landowner's Assoc.

TREASURER'S REPORT TO RETREAT LANDOWNERS' ASSOCIATION, December 31, 1973

Income from assessments during 1973 \$11,355.56

Expenditures: in 1973

Paid to 1. Escape Properties for 1972 expenditure accumulated before RLA meeting, 2-27-73 as itemized below:

| | |
|--------------------------------------|---------------|
| Pixie Self-Service and Garage | |
| Snow plow at The Retreat | \$ 75.00 |
| Terrino Construction Company | |
| Road Maintenance | 248.85 |
| David McKelvey Trucking and Services | |
| Haul dirt for road maintenance | 28.00 |
| Loveland Excavating Company | |
| Road maintenance at The Retreat | 138.00 |
| Pendelton Construction Company | |
| Road maintenance | 3,247.28 |
| Pendelton Construction Company | |
| Snow plow at The Retreat | 154.00 |
| Pixie Self-Service and Garage | |
| Snow plow at The Retreat | 60.00 |
| Total: | 3,951.13 |
| less 15% discount | <u>592.67</u> |
| | 3,358.46 |

Pendelton Construction Company 66.00
Snow removal at The Retreat (1-16-73) paid 5-29-73 **\$3,424.46**

| | |
|---|--------------|
| 2. Caballus Publishers (postage and clerical work) paid 5-29-73 | 14.40 |
| 3. J. Lloyd Jones (printing, clerical supplies, postage) paid 5-29-73 | 44.77 |
| 4. Joy Jones (clerical work) paid 5-29-73 | 16.00 |
| 5. Barbara Betts (postage, Xeroxing) paid 5-29-73 | 5.14 |
| 6. Lloyd O. Angell (postage, photo copies, phone) paid 5-29-73 | 19.81 |
| 7. Phil Stewart (grader operating, cleaning culverts) paid 5-29-73 | 231.00 |
| 8. United Bank (checks) paid 6-5-73 | 8.10 |
| 9. Earnest C. Stille (installing, cleaning culverts) paid 7-14-73 | 607.00 |
| 10. Ace Kauffman (corporation seal) paid 8-7-73 | 14.50 |
| 11. Lloyd Angell (phone, postage, photo copies) | 37.83 |
| 12. Mary Howarth (groceries, name tags) paid 10-29-73 | 15.66 |
| 13. Glen Haven Association (building rental) | 12.00 |
| 14. Barbara Betts (expenses for picnic) | 54.05 |
| 15. H. P. Advertising Agency (printing) | 14.18 |
| 16. Gerald E. Palmer (snow removal, grading) paid 12-4-73 | 262.50 |
| 17. Joy Jones (printing, clerical work, postage, phone calls) | 26.58 |
| 18. Lloyd O. Angell (phone calls, postage) | <u>18.12</u> |

Total expenditures **\$4,826.10**

Balance on hand, December 31, 1973 \$6,529.46

1973 assessments still due 489.78

Total '73 Bal **\$7,019.24**


J. Lloyd Jones, Treasurer
Retreat Land Owner's Assoc.

Note: Total Credit Per 1973 Full-Year Ownership **\$ 57.53**

\$7019.24
122

Total Equivalent Full Year Owners Through 1973 122
(See Budget and Assessment Sheet)