

April 1995

The Retreat



NEWSLETTER

Telephone Cable Company to Contact Home Owners

As some of you know, U S West Communications has retained a Nevada contractor to install new telephone cable in the Retreat. The main feeder line is fiber optic; it has now been laid into the interface housing module at Miller Fork Road and Streamside Drive. From there, new hard wire will be run to each lot. [Much of this work is already done.] This cable is copper wire which is encased in a gel to protect it from moisture and rodents.

The next step is to replace the wire from the road to all the houses. Bonneville Construction will attempt to contact all home owners for permission to go onto their property in order to lay new lines to each house. Unless this work is done while the contractor is here, a charge will be made for future installation.

Weather permitting, the contractor hopes to be finished by June 25. If you have a dwelling and have not heard from Bonneville by June 1, you should give them a call at 593-2084, 593-2087, or 593-2093. These numbers are for mobile phones being used by foreman in the field; so keep trying if you don't get through on the first attempt.

New RLA Members

We welcome five new landowners who have joined the Association since the December *Newsletter* was published [listed in date sequence along with filing and lot].

Ralph Brethauer	1:69
Daniel & Patrice Scott	2:57
John Murphy	1:51
Michael & Deborah Sells	1:71
Orville & Dawn Regehr	5:12.

Since the annual meeting last July, 13 Retreat properties have changed ownership resulting in 11 new Association members.

Official Notice

Annual Meeting of the Membership

The annual meeting for members of the Retreat Landowners Association, Inc. will be held on Saturday, July 29, at the community building in Glen Haven. Registration will open at twelve o'clock and the business session will begin at 1:00 p.m.

According to the bylaws, "The annual meeting of the members shall be held the last Saturday of July each year. The annual meeting shall be held for the purpose of electing Directors, presenting committee reports and transacting any and all business as may be specified in the notice of annual meeting or which may properly be brought before the Membership."

All members of the Association are urged to attend.

Your Nominating Committee at Work

Ken Gwynn is serving as chair of the nominating committee. Other members of the committee are: John Barlow, Steve Little, and Gene Robb.

Any member who is interested in serving on the RLA board of directors is encouraged to contact a member of the committee. There will be several openings on the board to be filled at the annual meeting.

Board Date Changed

The date for the regular May meeting of the board of directors has been changed to May 20 because of the Memorial Day weekend. The meeting will be held at the Gee home, 722 Miller Fork Road starting at 9:30 a.m.



Retreat Landowners Association, Inc.

Post Office Box 160
Glen Haven, Colorado 80532

Hello Friends and Neighbors,

It was good to see many of you at the potluck in February. That seems like a long time ago, especially now that winter has returned with a vengeance. This winter spoiled us, being very mild with practically no snow. However, we are glad to see the moisture. Many of us in the Retreat have wells with relatively low flow rates, and we really look forward to recharging the moisture for a possibly dry summer. With images of last summer's fires still in our minds, we hope that the recent snow storms have helped the fire situation as well.

In part due to the mild winter, there is a whole herd of at least 14 deer living on our ridge. Watching them and the hundreds of birds that flock to our feeders is one of the great enjoyments in living in the Retreat. Of course with the deer come the predators. Mountain lions had been seen in the area, until they were shot because they became habituated to humans by feeding on food left outside. I hope we all can live in peace with our four- and two-footed neighbors.

The annual meeting of the Retreat will be on July 29th this year, and I hope to see many of you there.

Irene Little, President, Board of Directors

Tom and Carol Fulton are most grateful for the prompt response made by the GHAVFD earlier this year when Tom had his heart attack. The quick attention they provided contributed significantly to Tom's recovery. [The majority of all calls currently made by our fire department are medical emergencies.]

New Briefs . . .

The winter potluck dinner, held on February 25, was attended by 77 RLA members.

. . .

At the January board meeting, Bill Lovejoy submitted his resignation as RLA director and treasurer. Bill Widmaier was appointed to fill both positions.

. . .

The Retreat's legal counsel is in the process of preparing liens on the property of four landowners for their failure to pay '95 RLA assessments.

. . .

Several leadership changes were made at the March board meeting. Jack Heidebrecht resigned as director but will stay on the fire board as he continues to explore the feasibility of a tax district to fund the fire department. Marcille Trahan was appointed to fill the vacancy. Dick Weinmeister stepped down as road maintenance chairman; Jim Boyd was chosen to take his place. Steve Little and John Manchester resigned as co-chairs of the Architectural Control Committee. Dennis Bicknell has agreed to assist with the work of the ACC on an interim basis.

. . .

Irene Little announced her resignation from the board of directors effective at the close of the annual meeting. The Littles are moving back to Wellesley for awhile.

. . .

The board is seeking a landowner member to serve as recording secretary to take minutes at the board meeting and the annual meeting. Anyone willing to help in this way is asked to contact Irene Little.

. . .

The Retreat is most fortunate to have members who are willing to invest their time and talent serving our Association. All of us benefit from the contribution made by those who work on our behalf. We thank them!

Nature of the Beast

- Jeffrey Kutzer

Vice president of Professional Management Assoc., Inc.

"The sad fact is that most home buyers have little to no knowledge as to what purchasing in a covenant controlled association means to them. (Approximately 50% of all new homes being built will belong to a community association.) Many documents are placed in front of the property buyer at closing. Even though their association's covenants are usually included in this documentation, most buyers neglect to ever read them and understand what restrictions they just agreed to place on their lives. The covenants...for associations are established and recorded before the first unit is sold. Each home...has a restriction on the deed which requires the owner to comply with all provisions and requirements of the covenants. Just because they have not read or do not understand their covenants, homeowners are still required to live up to the requirements.

"...Many homeowners have a misperception about the authority their association has on their lives. Community associations, by their nature, are more restrictive on owner's lives than living in a non-covenant controlled community. When an owner purchases in a community association, they agree by contract to have restrictions placed on their lives. The purpose of these restrictions is to help protect property values and to ensure that one person's lifestyle does not adversely affect their neighbors. Most associations have reasonable rules and covenant restrictions with which owners are required to comply. Association boards are required to enforce all restrictions equally with all owners.

"By now, it should be clear that two elements are crucial to facilitate a positive living environment in a community association: communication and understanding. The sad fact is that many new purchasers in community associations are told very little about what they bought into before the purchase takes place. It is very difficult for an association...to contact a buyer until after the property has closed. It is usually after the fact that buyers find out about their association. Given these facts, it is imperative that boards...strive to get as much information to new owners as fast as possible. It can also be the impetus for new owners to become more involved in their association."

Editor's note: this column was adapted from an article in the March '95 newsletter of the Rocky Mountain Chapter-Community Association Institute. The complete text is available upon request.

Ticks, Tanks , Other Concerns

This year we found our first tick after a hike on a warm day in February! We thought that this was really early until we read recently of one found mid-January in Estes Park. Now is the height of the tick season, and a timely tick inspection after walking over your land is a good idea. Ticks carry several serious diseases, but fortunately they usually wander about your body for hours looking for just the right spot before they attach.

For some of the new cabin owners, propane tanks are required to be buried or to be concealed from sight from the road or from adjacent property by fencing. This is required by the Retreat Covenants. Please do conceal your tanks as soon after they are installed as you can. This will save us the necessity of writing you a letter.

Please help us keep down the light pollution in the Retreat! The presence of old-fashioned mercury vapor lights and other outdoor lighting really causes light pollution far beyond the immediate vicinity you may think you are lighting. There is really no reason to keep outdoor lights on for hours or even all night here in the Retreat. The solution, which we have found to be a very good one, is to install motion-sensor switches on your outdoor lights. Whenever you go out or whenever you return from a trip, then the lights go on and they go off automatically 3 to 5 minutes later. The way the motion sensors work, they can be defeated easily by flipping the interior light switch if you should ever need the lights for an extended period. I plan to have an exhibit at the annual meeting about light pollution, and I am a member of a national organization that is fighting light pollution in the USA.

The ACC leadership is going to pass (at least temporarily) to Mr. Dennis Bicknell as of May 1, 1995. His telephone number is 586-1034 and he lives in the Retreat. We would welcome applications for membership in the ACC from interested members.

Steve Little, Architectural Control Committee

? Road base for your driveway ?

If you are interested in obtaining some road base (recycled asphalt) for your driveway, please contact Jim Boyd at 970-586-2407. After the telephone crew has finished, Jim will be ordering a large amount for use on our Retreat roads. The larger quantity purchased will enable all to get a lower price.

Board of Directors, 1994-1995

Irene Little.....President
22 Saddle CT, Box 37
Glen Haven, CO 80532
970-586-9051

Graham Fowler.....Vice president
4049 Spy Glass LN
Niwot, CO 80503
970-440-4064

William Widmaier.....Treasurer
2106 40th AVE
Greeley, CO 80632
970-330-3281

Kenneth Gwynn
551 Miller FK RD, Box 138
Glen Haven, CO 80532
970-586-3788

Marlan McMahan
3124 Wheeling ST, Box 31193
Aurora, CO 80041
303-364-7362

Richard Stolte
118 Miller FK RD, Box 111
Glen Haven, CO 80532
970-586-4065

Marcille Trahan
1817 42nd AVE
Greeley, CO 80634
970-330-6396

Committee chairs, other officers

- Dennis Bicknell & Stephen LittleArchitrectural
Box 172 Control
Glen Haven, CO 80532
970-586-1034 & 586-9051
- John Manchester.....Environmental Concerns
657 Miller FK RD, Box 9
Glen Haven, CO 80532
970-586-1058
- Jim Boyd.....Road Maintenance
1371 Copper Hill RD, Box 46
Glen Haven, CO 80532
970-586-2407
- Marvin Gee.....Assistant treasurer
722 Miller FK RD, Box 160 corresponding sec.
Glen Haven, CO 80532
970-586-5485
- Joanne Weinmeister.....Recording secretary
918 Streamside DR, Box 141
Glen Haven, CO 80532
970-586-8524
- Char & Marv Gee.....Newsletter editors

THE RETREAT LANDOWNERS ASSOCIATION, INC.

Post office box 160
Glen Haven, CO 80532

Bulk Rate U. S. POSTAGE PAID Permit No. 4 Glen Haven, CO 80532

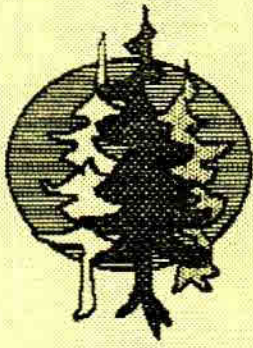


Dushan(Duke) & Jewell Sumonia
PO Box 114
317 Dunraven Glade RD
Glen Haven, CO 80532

Address correction requested

July 1995

The Retreat



NEWSLETTER

Two Social Events Precede Assembly

A cheese and refreshment party is scheduled for Friday evening, July 28, at seven o'clock in the Glen Haven Community Building. Cheese and crackers will be provided by the Association; members attending are asked to bring the beverage of their choice.

On Saturday, the 29th, a potluck lunch will precede the business session. The luncheon is set to begin promptly at twelve noon. Member families are asked to bring food to share and their own table service. Coffee, tea and orange drink will be furnished for the meal.

These informal occasions provide an opportunity for landowners to visit with each other. Everyone is cordially invited to participate.



New RLA Members

We welcome three new landowners who have joined the Association since the April newsletter was published. They are listed in date sequence along with filing and lot; the former owner is also noted.

3:10, Merlin & Sondra
Friedrichsen (Solder)

3:28, Charles & Rachael
Stalker (Greene)

3:2, Dorris Nicholson (Larabee)

The RLA membership directory is being updated and will be available at the annual meeting.

Official Notice

Annual Meeting

The annual business meeting for members of the Retreat Landowners Association, Inc., will be held on Saturday, July 29, beginning at 1 p.m. in the Glen Haven Community Building. The meeting agenda and proxy form, in case you are unable to attend, are included with this issue of the newsletter.

Nominating Report

The following members have been placed in nomination for positions on the RLA board of directors: Dale Alps, Maynard Avey, Graham Fowler, Wilf Howarth and Marcy Trahan. Brief biographical sketches on each of the candidates are contained in this newsletter. Three persons are to be elected at the annual meeting.

Fire Protection

The report of the Fire Protection District Research Committee is enclosed with this mailing to RLA members. Please read the report carefully prior to the annual meeting.

Meeting Minutes

Minutes of the annual meeting will be mailed to all those members who request a copy.

Bylaw Amendments

Two amendments to the bylaws of the Association have been proposed by a Retreat member. They are presented in this newsletter.

Board Will Meet...

Saturday, July 29, at 9:00 a.m. in the Glen Haven Community Building in final preparation for the annual business session.



RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160
Glen Haven, Colorado 80532

July 1995

Dear Friends and Neighbors,

It has been an unusual spring this year. After having an unusually warm and mild winter, we were inundated first with snow and then with rain during the months of April and May. The Retreat was lucky. None of our roads were washed out; thanks in part to the GHAVFD who sandbagged parts of Black Creek and to Jim Boyd who rocked up the worst section of Black Creek late in the evening. We were sorry to hear about the extensive washouts of the North Fork in the Glen Haven association and any help you can give them would be greatly appreciated. Now that Bonneville Construction is finished laying the telephone lines, we hope to have all the roads back in good shape by the second half of July.

It has been an interesting experience being president of the RLA board this year. Much of the work of the board consists of making sure that the Retreat Covenants are followed by all - not always a pleasant task, especially when the board is accused by some of power grasping and playing favorites. We try our best to do the right thing and to respect the rights of the individuals. My thanks to the 99% of you who made my term of office a pleasant one and special thanks to all the board and committee members for their dedication and for giving countless hours of their time in order to make the Retreat the place in which we all like to live. I couldn't have done my job without you.

Now that both of our children will be in college (Erika as a junior at Wellesley College and Kevin as a freshman at Johns Hopkins in Baltimore), Steve and I will be returning to the Boston area at the end of August where I will resume my teaching duties at Wellesley College. We will miss all of our friends, but we will be spending Christmas here in the Retreat and hope to see you all.

Congratulations to Julie and Graham Fowler on the birth of their daughter Grace Elizabeth on June 12. Best wishes to all three of them.

Irene Little

Irene Little, President, Board of Directors

RLA Board of Director Candidates

Dale Alps

I have owned and operated Dale's Excavating in Loveland, Colo. for 17 years. I have done excavating in the The Retreat and Glen Haven area for 16 years. My wife Dona and I liked the area so well that in 1991 we purchased our lot on Black Creek Drive.

If I am elected to the Board of Directors I have some ideas that I hope will help make The Retreat a better place to live & work.

Dale Alps, 5800 SW 14th, Loveland, CO 80537, 970-667-6752.

Maynard Avey

I purchased our property Filing 3, Lot 4, in the early 1970's. In 1985, we started building our log home. My wife Beverly, step-daughter Sandie and myself became full-time residents in November of 1992.

We moved here from Omaha, Nebraska, where I had retired from the U. S. Post Office after 29 years. Following retirement, I became employed with both Millard and Omaha School Districts as a part-time special education and public school student bus driver. I am currently a student bus driver for Estes Park School District. Also, I drive for the National Park as a shuttlebus driver. I served as a Reserve Deputy Sheriff in Nebraska for 15 years. I have served on the Retreat ACC committee with Dennis Bicknell.

I hope I will be able to serve in the best interests of all members. I would like to serve on the Retreat board to work toward harmony and equality of treatment of our members.

Graham Fowler

Since purchasing my first lot in The Retreat in 1983, I have worked hard to keep the area much the same as it was - after all, that's why I was attracted to the The Retreat in the first place.

A balance must exist between development and open space. And to that end, I will continue to work on the eventual ownership by The Retreat of the 40-acre Forest Service parcel that was approved at last year's annual meeting.

I also support the formation of a tax district to fund the Glen Haven Fire Department. I believe this is the only fair and equitable way to give the department the financial support it so greatly needs.

It is impossible to please everyone all of the time.

But I always try to make my decisions based on what's best for The Retreat as a whole. I believe my contributions during the last several years have made The Retreat a better place for everyone. And I would like to serve another term to continue in that goal.

Wilf Howarth

Was a tool and die maker, cabinet maker, and Estes Park businessman before retiring. He also worked with the American Friends Service in India, China, and Finland. He and Mary bought their lot in the Retreat in 1972. They started the Stone House that same year and finished it in 1994. Wilf served on the RLA board from 1974-76 and was in charge of roads.

Marcy Trahan

My husband, Rich, and I have owned property in Bulwark Ridge since 1981. I have served as Secretary-Treasurer of the Bulwark Ridge Owners Association since 1985. During this time, we have always paid road fees to The Retreat for use of the Retreat roads. As of 1994, Bulwark Ridge property owners became full members of The Retreat. Like all of you, I share a deep concern about maintaining the beauty and tranquility of our mountain properties. At some future time, we anticipate building a cabin on our property. I know there are many issues confronting The Retreat community in the future and I would weigh each issue in light of its positive or negative impact on The Retreat.

I reside in Greeley at 1817 42nd Avenue. I teach 4-5 Intermediate class at Dos Rios Elementary. My husband and I have two children, Nicole, 18, and Jonathan, 15.

Road Restoration



Well, there's good news and bad news to tell about the RLA roads. The good news is that US West's contractor, Bonneville Construction Company, has completed the installation of all fiber-optic and copper phone lines in the Retreat and they have removed all of their heavy equipment. The bad news is that, as a result of Bonneville's work, many portions of RLA roads have never been in such poor condition. But, the good news is that Bonneville has contracted with Jim's Construction Materials (Jim Nytes' of Estes Park) to perform "road restoration" work on all the Retreat's roads. But, the bad news is that Nytes' crews will not be able to start work until "approximately July 7".

I have spoken to Rod the foreman for Nytes'

-continued on next page

crew, who will supervise the restoration work, and informed him of our concerns and expectations. By the time you read this article I will have personally delivered a letter from Irene Little, RLA Board President, and myself, as Chair of the Road's Committee, to Mr. Steve Koyle, Superintendent for Bonneville Construction, outlining our disappointment with the damage done to our roads, the lack of cooperation that we have received to date and outlining our expectations for road restoration. Please feel free to contact me if you have specific concerns about the road restoration.

Roadbase Update



As was mentioned in the last newsletter, The Retreat will be purchasing additional roadbase this summer, as we have for the past several years, in a continuing effort to maintain and improve our roads. We have had very good luck with recycled asphalt, which costs the same as regular roadbase but provides much better compaction and water shedding characteristics, thus reducing erosion and potholes. I had hoped we would have already brought in this year's budgeted amount of material however, due to the phone company construction, our plans have continually been delayed.

Whenever we do order our roadbase, landowners may take advantage of our low contractor's rate for ordering material (recycled asphalt-recommended, or regular roadbase) to use on their driveways. Landowner's will, of course, be responsible for the cost of the material that is delivered to them and for spreading the material on their driveway. Landowners interested in purchasing roadbase who have not already contacted me should do so as soon as possible. I am hoping that we will be bringing in the material around the last week in July.

The roadbase will cost \$4.95 per ton plus \$42.50 per hour travel time (round trip). A dumptruck load is approximately 14 tons, although you may purchase less than a full load if you prefer. Estimating roughly 2 1/2 hours of travel time to/from Fort Collins, a full truck load of material will cost about \$175. One ton of material will cover 100 square feet, 2 inches deep. So, a full dumptruck will cover 140 feet of driveway if you spread it 10 feet wide and 2 inches deep. I recommend spreading recycled asphalt no less than 2 inches deep and no more than 4 inches deep, 3 inches is optimum. Regular roadbase should be spread a little deeper, 3 inches minimum, up to 5 inches.

Please feel free to call me if you have questions: Jim Boyd 586-2407 (home) or 586-4444 (work). Those who have already contacted me should expect a call from me by mid-July.

Proposed Bylaw Amendments

May 31, 1995

Retreat Landowners Association

Glen Haven, Colorado

In accordance with the RLA Board's motion of May 20, 1995, passed unanimously, to accept and publish prior to the 1995 Annual Meeting member proposed amendments to the RLA Bylaws I submit the following.

1. To amend ARTICLE III, SECTION 5 to read by adding, "Members absent from the meeting may vote by absentee ballot, properly executed, for those issues for which prior notice has been given, including election to the Board of Directors."
2. To amend ARTICLE V, SECTION 2 by deleting present wording and substituting the following, "Election to the Board of Directors shall be by secret ballot by members present, by proxy, and by absentee ballot. Each member is entitled to the number of votes as there are vacancies to fill. The person(s) receiving the largest number of votes shall be elected."

Sincerely submitted by,

Duke Sumonia; Lot 33, 34, Filing I

Board Briefs

The following action was taken at the last regular meeting of the RLA board of directors which was held on May 20:

- Construction signs placed on landowner's property are permitted during construction, but must be taken down thirty days after construction has been completed. "For Sale" signs are to be environmentally compatible and removed thirty days following sale of property.
- Bill Widmaier was appointed as a board member and treasurer to fulfill Bill Lovejoy's term which expires in '96.
- Request landowners not build impermeable dams on their stream property due to the environmental issues they create.

Wildfire **Are You Prepared?**

... brochure will be available at annual meeting.

Agenda
Retreat Landowners Association, Inc.
Twenty-fourth Annual Membership Meeting
Saturday, July 29, 1995
Glen Haven Community Building

1. Call to order: Irene Little One o'clock
2. Credentials report: Marvin Gee
3. Introduction of parliamentarian; reminder of standing rules
4. Landowner comments *
5. Treasurer's report: Bill Widmaier
6. President's report: Irene Little
7. Vice president's report: Graham Fowler
8. Architectural Control committee report: Dennis Bicknell
9. Road Maintenance report: Jim Boyd
10. Environmental Concerns report: John Manchester
11. Fire Protection report: Jack Heidebrecht, Janice Tate
12. Larimer County Open Spaces initiative: Larry Boehme
13. Election of board members: Ken Gwynn
14. New business
15. Landowner comments
* *Limited to three (3) minutes per landowner member family*
16. Adjournment.

Note: old business or recommendations will also come at the time each of the reports is given.

Proxy and Ballot for RLA Annual Meeting

Retreat Landowners Association, Inc.

Twenty-fourth Annual Membership Meeting

July 29, 1995



I/we will not be able to attend the annual meeting this year. Please assign the following proxy and cast the ballot for board of director candidates as marked.

I, _____, being an active member in good standing of the Retreat Landowners Association, under the bylaws governing said Association, do hereby grant my proxy to (name) _____. (You may designate any active member who is in good standing of the Association. If you choose a board member, they are: Graham Fowler, Ken Gwynn, Irene Little, Marlan McMahan, Richard Stolte, Marcy Trahan and Bill Widmaier.)

This proxy is being executed for the July 29, 1995 scheduled twenty-fourth annual meeting and carries with it full right to the proxy holder to cast his/her vote(s) as they see fit on all other matters referenced in the notice of the annual meeting.

Date _____

Lot and filing _____

(signature)

(signature)

Proxy Ballot for Board of Directors

Vote for three:

_____ Dale Alps
_____ Maynard Avey
_____ Graham Fowler

_____ Wilf Howarth
_____ Marcy Trahan



FIRE PROTECTION DISTRICT
IMPORTANT INFORMATION FOR LAND OWNERS



PREFACE

In 1994 a Fire Protection District Research Committee was appointed by the Board of Directors of the Retreat Landowners Association for the purpose of studying the feasibility of forming a Fire Protection District to fund the operations of the Glen Haven Area Volunteer Fire Department (GHAVFD).

INTRODUCTION

The Glen Haven Area Volunteer Fire Department was organized in 1967 and has since that time provided commendable emergency services. Some residents believe, however, that the GHAVFD is under-funded, and the formation of a Fire Protection District would provide resources that would improve services to a level adequate for today and the future in an area experiencing population growth that drives an increasing need for emergency services.

During the past year, the Fire Protection District Research Committee has been conducting research concerning the feasibility of forming a fire protection district within the GHAVFD service area. While the research is not complete, considerable information has been developed. It has been condensed for this report.

The report is intended to answer questions and provide insights concerning the formation (organization) of a fire protection district, its purpose, benefits, disadvantages and costs.

1. WHAT IS A FIRE PROTECTION DISTRICT?

A Fire Protection District is a special district which provides protection against fire and which may supply ambulance and emergency medical and rescue services. It is formed and operates under the provisions of Title 32, Article 1 of Colorado Statutes. If formed, the fire protection district will perform the same services as the GHAVFD performs at present. The GHAVFD will remain a volunteer organization, retaining its present leadership and staff.

2. WHAT IS THE PURPOSE OF FORMING A FIRE PROTECTION DISTRICT?

Interest in forming a fire protection district normally occurs when:

- (1) there are sufficient existing and projected needs for organized service in the area to be serviced by the District;
- (2) the existing service in the area to be serviced by the District is inadequate for present and projected needs;
- (3) the proposed district is capable of providing economical and sufficient service to the area within its proposed boundaries;
- (4) the area to be included in the proposed district has and will have the financial ability to discharge the proposed indebtedness on a reasonable basis.

3. WHAT IS THE ROLE OF THE LARIMER COUNTY COMMISSION ?

County Commissioners are required to disapprove a service plan that does not produce evidence of the above points. It may also disapprove a service plan if evidence is not presented that:

- (1) adequate comparable service is not, or will not be, available to the area through other existing local governments within a reasonable time;
- (2) the facilities and service standards of the proposed district are compatible with those of the county where the district is located;

- (3) the proposal is in substantial compliance with a county master plan;
- (4) the proposal is in compliance with any water quality management plan for the area;
- (5) the creation of the district will be in the best interest of the area to be served.

4. WHAT ARE THE BENEFITS OF A FIRE PROTECTION DISTRICT?

- (1) Perpetual funding of the GHAVFD will be assured to meet present and future needs.
- (2) Some land owners have not been supporting the GHAVFD financially. A mill levy will produce income equitably, based on property value, from all real property owners in the service area.
- (3) The GHAVFD liability status will become the same as State agencies, thereby reducing insurance premiums.
- (4) The board of directors will be able to concentrate on planning for emergency service operations and achieving objectives rather than soliciting funds.
- (5) Volunteer firemen, who do not receive compensation for their efforts or risks, will receive a pension.
- (6) Specific additional equipment and training will improve the ISO (insurance) rating and, in some instances, reduce our individual insurance premiums.
- (7) Safety and efficiency of fire fighting activities will be improved.
- (8) Local control will be retained.

5. WHY WOULD WE NOT WANT TO FORM A FIRE PROTECTION DISTRICT?

- (1) Some property owners will pay more for emergency services protection than the \$50.00 now paid annually by most land owners. Whether some will pay less will depend upon the mill levy required to properly fund the GHAVFD.
- (2) Forming a Fire Protection District can be costly in terms of both time and money.
- (3) An apprehension exists among some persons that local control will be lost.

6. WHAT NEEDS EXIST THAT CANNOT BE MET THROUGH FUNDING BY DONATIONS AND FUND RAISERS?

- (1) Income cannot now be accurately projected.
- (2) Current funding methods only meet the basic needs. The GHAVFD has not been able to develop a reserve fund for emergencies and capital improvements. Examples of necessary capital improvements are installation of large water storage tanks at strategic locations, replacement of aged motor vehicles and construction of a building for storing emergency equipment.

7. HOW IS A FIRE PROTECTION DISTRICT FORMED?

- (1) Petitioners must file a Service Plan with the county commissioners and county clerk and recorder.
- (2) A planning commission review will be held.
- (3) County commissioners will set a public hearing on the plan. Petitioners must send postcard or letter notification of the hearing to all property owners 20 to 30 days before the hearing. The county commissioners may exclude territory from a proposed district. Any person desiring exclusion of property shall submit a request to the board of county commissioners. After completion of the hearing, the board of county commissioners must notify petitioners of its action (full approval, conditional approval, disapproval).
- (4) After the County Commission approves the service plan, petitioners file a petition for organization signed by not less than 30% or two hundred (whichever is less) of the taxpaying electors of the proposed district in district court. A district court hearing will be held.
- (5) If the petition is found to conform to all legal requirements, the court shall order an election. At the election, voters will vote on the question of organization of the district and for five or seven members of the board of directors. If the voters approve the organization, the court shall declare the district

organized. Certified copies of the court order are then filed with the clerk and recorder and the Division of Local Government, State of Colorado.

8. WHAT IS THE COST OF FORMING A FIRE PROTECTION DISTRICT?

Costs include:

- (1) County processing fee;
- (2) preparation of service plan;
- (3) attorney appearances at reviews and hearings;
- (4) preparation and circulation of petition;
- (5) cash or bond to pay expenses of proceedings if district is not successfully organized;
- (6) publication of notices of hearings;
- (7) mailings of notices of hearings;
- (8) election costs.

The maximum expense is estimated to be \$10,000 (if an attorney is employed and we, as petitioners, do only leg work). This amount will be greatly reduced if we prepare the service plan and perform other processing jobs, while the attorney guides us through the process and edits the material produced. Repayment of processing costs may be written into the service plan; however the service plan does not go into effect if the issue fails at election.

In order to avoid losing the processing costs, it is imperative that action be taken to determine support for a fire protection district within the service area before any major expenses are incurred. The service area consists of two major landowners associations, the Glen Haven Association and the Retreat Landowners Association, as well as residents of outlying areas.

9. WHAT IS A SERVICE PLAN?

The service plan is the core of the application to form a Fire Protection District. It must include:

- (1) a description of the proposed services;
- (2) a financial plan showing how the proposed services are to be financed,
- (3) all proposed indebtedness,
- (4) a preliminary engineering or architectural survey (if applicable),
- (5) a map of the district's boundaries,
- (6) an estimate of population and valuation for assessment,
- (7) description of facilities to be constructed,
- (8) the standards of construction and service and their compatibility with such standards,
- (9) an estimate of costs (land acquisition, engineering and legal services, administrative services, proposed debt and interest rates, and other organizational and operational expense,
- (10) any proposed intergovernmental agreements for services,
- (11) All criteria indicated in 32-1-203, C.R.S. must be met (these criteria are listed in the responses to questions 2 and 3.

10. WHAT CHANGES WILL OCCUR IN THE GHAVFD IF A FIRE PROTECTION DISTRICT IS FORMED?

- (1) The fire chief will be elected by the board of directors. This procedure is often a "sore spot" with firemen who previously have elected their chief. The problem can be overcome by allowing firemen to nominate their chief.
- (2) After the Fire Protection District has been formed, public elections for the board of directors will be held in May of every even numbered year. Currently, directors are elected by the existing board of directors.
- (3) Various reports will be submitted to State and County authorities, including the annual budget, map

of boundaries, and annual report (if requested by county commission). The annual report will show the progress made toward implementation of the service plan.

(4) Rules, regulations, policies and procedures should be adopted.

It is important to stress that two basic matters will not change. The GHAVFD will remain a volunteer department, and local control will be retained.

11. WHAT IS THE ANNUAL COST TO THE TAXPAYER AFTER THE FIRE PROTECTION DISTRICT HAS BEEN FORMED?

Only property owners in the area served by the Fire Protection District are taxed. It is difficult to estimate individual taxes at this time because changes in property valuations will not be finalized until after the protest period. Utilizing currently available data (assessment at 10.50%) a residential property with actual value of \$100,000 will be taxed about \$105 at 10 mills or \$78.75 at 7.5 mills. The required mill levy cannot be determined at this time but cannot legally exceed 10 mills.

12. ARE THERE OTHER FIRE PROTECTION DISTRICTS IN OUR AREA?

Loveland Rural (Drake), Allenspark, Pinewood Springs, Nederland and Red Feather Lakes are known to have existing fire protection districts. Crystal Lakes started researching a fire protection district five years ago and has now begun the formal process of forming a district. Another district near Red Feather Lakes and Crystal Lakes is said to be under consideration.

13. WHAT IS THE TIME LINE FOR FORMING THE FIRE PROTECTION DISTRICT?

If funding is to be received early in 1998 (when current Retreat funding for GHAVFD ends), the latest that an election can be held is in November of 1996. Elections during the month of May can be held only in even-numbered years, and November elections may be held any year. A successful election in May of 1996 would produce revenues in 1997. A successful election in November of 1996 would produce revenues in 1998. A successful election in November of 1997 or May of 1998 would produce revenues in 1999.

Due to the length of time required for preparing a service plan and processing by county officials, a very early start is necessary. For example, Crystal Lakes is anticipating November 1995 election but has already filed its service plan, and hearings have begun nearly six months in advance.

14. WHAT ARE THE CRITICAL POINTS OF CONCERN?

Based upon expert advice and committee members' observations and study, the committee has concluded that county commissioners' decisions regarding the formation of a special district are considerably influenced by (1) the amount of support received from firemen and property owners to be served by the proposed district; (2) the size of the tax base (assessed valuation of property in the proposed district); (3) the effort made to consolidate with an existing fire protection district. The above matters must be addressed before a service plan is filed.

COMMITTEE RECOMMENDATIONS

The committee recommends the process of forming a fire protection district be undertaken with the full support of the GHAVFD volunteers, the GHAVFD board of directors and the people served by the GHAVFD (the Glen Haven Association, Retreat Landowners Association and those in outlying areas). The facts should be considered and a decision made at 1995 meetings concerning future action to form a fire protection district.

If you have any questions or would like additional information, please contact one of the research committee members listed: Jack Heidebrecht (970) 586-6647, Lee Lasson (970) 586-4760, or Janice Tate (970) 586-9289.

Dated: June 16, 1995

Vice President's Letter

As I sit here in our cabin and look up the Miller Fork Valley towards Signal Mountain I think how lucky I am. Some day my children will share this with me.

There is a lot we can do to ensure that the Retreat remains the way it is for us all to enjoy for generations to come. First we can be good neighbors to those who live in the cabin next door, as well as our four legged, winged and gilled friends. The animals were here long before we all moved in. Creatures of all kinds should be respected and admired from a distance. In this way we can all live together in harmony. For example, when fishing practice catch and release techniques. Use barbless hooks or bend the barbs down using a pair of pliers. Wet you hand before touching the fish, removing the hook gently. Put them back in the water quickly.

Please don't build dams along Miller Fork and Black Creek. Recently some large dams have been built along our streams. When these are lined with plastic, fish and nutrients can't move up and down the river. They also affect the natural stream flow. The board voted at its May 20th meeting to discourage such dams in The Retreat.

If you hike, you might consider buying a hiking certificate. The Colorado Search and Rescue Fund sells them for \$1. And a portion of the money is donated to the Colorado Division of Wildlife's Nongame and Endangered Wildlife fund. The certificates, available from the Colorado Division of Wildlife, also are available in five year certificates at a cost of five dollars. The rescue fund is available to county sheriffs to help pay for rescues for anyone who paid into the fund or who relatives have.

Remember that we all have different lifestyles. Don't be too quick to judge your neighbors. That doesn't mean we can ignore the protective covenants. The covenants were written for a reason and we should all follow them. If you are not sure about the meaning of a particular covenant, ask the board for clarification before starting your project. Remember, we all knew what the covenants were when we bought our property.

Get involved with The Retreat. Volunteer to be on a committee or help out on a work day. Pick up trash when you see it, dig out a ditch when you notice it is blocked. If you can't get physically involved, offer to supply refreshments to the work crew.

Be aware that your activities may bother your neighbors. Keep your dogs and horses under control. A dog's bark can carry some distance in the mountains and horses can do a lot of damage to other properties. Lights can shine beyond your property boundaries. Please turn them off or adjust them when not needed.

These are just a few ideas to help make The Retreat a better place for all of us to live and enjoy - animals and humans alike. Please have a nice summer and we hope to see you at the annual meeting.

Graham Fowler, RLA Vice President

1995 County Property Tax Notice

We received our 1995 "REAL PROPERTY NOTICE OF VALUATION" as you all did and were we SURPRISED, our home's Current Year Actual Value went from \$115,800 to \$254,800 (not including land), an increase of \$139,000, (120%).

Needless to say, we protested and during the process were shown our Tax File in which we noticed several errors. The county said we had an above ground swimming pool, two different heating systems, and others all of which go towards calculation of "Actual Value". Including land - the county says our home is worth \$291,000, 191% of last year's value.

The county says taxes will not probably be raised if increase is no more than about 24%, ours was 120%.

It is too late for you to protest for this year's valuation but suggest you contact Larimer County and obtain a copy of your file for review. They say it is your responsibility to know what it contains since it is available. Yours also may contain costly errors.

If we can be of any help to you by relating our experience, please call us, 970-586-8505.

Duke and Jewell Sumonia



There once were four people named - everybody, somebody, anybody and nobody.

There was an important job to be completed and *everybody* was asked to do it. *Everybody* was sure that *somebody* would do it. *Anybody* could have done it. *Somebody* got angry about that. Because it was *everybody's* job to do it. *Everybody* thought that *anybody* could have done it. And *nobody* realized that *everybody* wouldn't do it.

As it ended up, *everybody* blamed *somebody*, when actually *nobody* did what *anybody* could have done.

-copied

Board of Directors, 1994-1995

Irene Little.....President
22 Saddle CT, Box 37
Glen Haven, CO 80532
970-586-9051

Graham Fowler.....Vice president
4049 Spy Glass LN
Niwot, CO 80503
970-440-4064

William Widmaier.....Treasurer
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Greeley, CO 80632
970-330-3281

Kenneth Gwynn
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3124 Wheeling ST, Box 31193
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303-364-7362

Richard Stolte
118 Millier FK RD, Box 111
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Marcille Trahan
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Greeley, CO 80634
970-330-6396

Committee chairs, other officers

- Dennis BicknellArchitectural Control
1473 Streamside DR, Box 172
Glen Haven, CO 80532
970-586-1034
- John Manchester.....Environmental Concerns
657 Miller FK RD, Box 9
Glen Haven, CO 80532
970-586-1058
- Jim Boyd.....Road Maintenance
1371 Copper Hill RD, Box 46
Glen Haven, CO 80532
970-586-2407
- Marvin Gee.....Assistant treasurer
722 Miller FK RD, Box 160 corresponding sec.
Glen Haven, CO 80532
970-586-5485
- Joanne Weinmeister.....Recording secretary
918 Streamside DR, Box 141
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970-586-8524
- Char & Marv Gee.....Newsletter editors

THE RETREAT
LANDOWNERS ASSOCIATION, INC.
Post office box 160
Glen Haven, CO 80532



Dushan(Duke) & Jewell Sumonia
PO Box 114
317 Dunraven Glade RD
Glen Haven, CO 80532

September 1995

The Retreat

NEWSLETTER



Official Notice

Board Meeting Dates Set

The board of directors for the Retreat Landowners Association, Inc, will conduct their regular meeting every other month on the fourth Saturday (except for November) from 9:30 am to 12 noon. The dates and places are as follows:

September 23 at Widmaiers,
November 18 at Gwynns,
January 27 at Howarths,
March 3 at Widmaiers,
May 25 at Stoltes,
July 27 [place to be announced],
July 27, annual meeting.

New Directors Elected

The following directors were elected by the membership at the annual meeting: Dale Alps, for a term of two years, Wilfred Howarth and Marcille Trahan, for three-year terms.

Board Officers

Please see the directory listing on the back page of this newsletter.

From Glen Haven Association:

On behalf of our members, I'd like to thank you for your generous contribution of \$750 to the Glen Haven Association. Your contribution will go along way to help us recover financially from the effects of the spring flooding. We truly appreciate your concern for our members during this time of need...

Thanks again for your contribution and assistance. It's nice to have good neighbors.

Regards,
Jerry L. Watkins, president
Glen Haven Association

September 6, 1995

Dear Retreat member,

First of all, I would like to thank all of the Retreat residents who are continually helping me learn the ropes of being the RLA board president.

We were able to donate \$750 to the Glen Haven Association. Bob Thorne, the GHA president at the time, stated that they had raised \$3500 of the the necessary \$5000 before the RLA donation and were thankful for our help.

I would like to encourage all of us to realize that our actions often affect our neighbors and that if we will stop and ponder the effects we might avoid disgruntled feelings. We do live in wild mountain area but we are also in close proximity to others. Try to keep in mind we all have a right to a beautiful and peaceful setting.

If there is a problem and you receive a letter from the ARC or the RLA board, please approach it from the standpoint of working together to find a solution. In my dealings with residents, I have yet to meet someone who has not had the best interest of the Retreat in mind.

After a memorable summer of rainy, cold weather, ripped up roads for the phone line installation, and a hot tub mauling bear, I look forward to what fall in the Retreat will bring.

Sincerely,

Ken Gwynn, board president



RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160
Glen Haven, Colorado 80531

MINUTES

THE TWENTY-FOURTH ANNUAL MEETING

JULY 29, 1995

THE GLEN HAVEN COMMUNITY BUILDING

BOARD MEMBERS PRESENT: Irene Little, President; Graham Fowler, Vice President, Bill Widmaier, Treasurer; Board Members Kenneth Gwynn, Rich Stolte, Marcy Trahan; Committee Chairs, Dennis Bicknell, Architectural Control; Jim Boyd, Road Maintenance; John Manchester, Environmental Concerns; Marv Gee, Assistant Treasurer and Corresponding Secretary; and Joanne Weinmeister, Recording Secretary.

CALL TO ORDER. The meeting was called to order by President Irene Little at 1 p.m.

Welcome by Irene Little to the 24th Annual Meeting. Jack Heidebrecht announced that Dice and Charlene McKnight's son is in extremely serious condition in a hospital in Denver.

Esther Russell, Parliamentarian, was introduced.

Wendell Amos, a volunteer of the Colorado State Forest Service, spoke in favor of a county-wide initiative to **HELP PRESERVE OPEN SPACES** which will be placed on the November 1995 election ballot. This is a citizens effort working to preserve open space, natural areas, wildlife habitat, parks and trails. He asked the members to consider this issue very seriously and to support it in the November election.

CREDENTIALS REPORT by Marv Gee. He reported that the total number of lots in the Retreat is 261 and the total number of members is 215. The total number of members in good standing is 212; three members have not paid their 1995 assessment and liens have been filed against these properties. The number of property transfers since the 1994 annual meeting is 16, compared with 34 last year and 21 two years ago. The total number of completed dwellings is 115--up 12 from last year; owner occupied, full time is 63--up 7 from last year; other, part-time and rental is 52--4 full-time rentals; construction is in progress on 4 and 2 more have just been reported. New directories and copies of the Bylaws were distributed.

The number of member units present at this annual meeting is 54. Forty is required for a quorum. A quorum was declared. There are 32 proxies which Gee distributed as well as a card to be used with each proxy.

Copies of MEETING STANDING RULES were distributed. MOTION made by Carol Fulton to adopt the MEETING STANDING RULES. SECONDED by Steve Little. MOTION PASSED UNANIMOUSLY.

Irene Little introduced Marcy Trahan from the Bulwark Association who gave a brief report about the Association. It was formed in 1978 and there are currently seven property owners. They are wanting to dissolve their association and join with the RLA. They are in the process of investigating the legal process needed to do this. She announced that at next year's annual meeting, the merger will need to be voted upon. The money in their treasury will be turned over to the Retreat, possibly for maintaining Bulwark's roads.

LANDOWNER COMMENTS. George Richards asked if the County Highway Department could put up a warning sign about an approaching driveway at the Streamside entrance to the Retreat. Jim Boyd will look into this.

Tom Bennett asked if "No Hunting" could be added to the Streamside entrance sign. This will be done.

Carol Fulton asks anyone who questions giving money to the Glen Haven Volunteer Fire Department not to question this at all--just do it. They saved her husband's life and they may save yours. **APPLAUSE.**

Joe Jorend suggested that a better system be initiated for the Fire Department to find an address. Jim Boyd explained the procedure the department uses; they have radio communication with the ambulance and volunteers are posted at key roads to guide the ambulance to the address. It was noted that in the incident referred to, there was a misunderstanding by Estes Park Ambulance.

Dale Alps suggested that there be a sign at the lower entrance indicating the turn-in for the Retreat. The Board will see what can be done about putting a sign there.

TREASURER'S REPORT by Bill Widmaier. Handouts included the RLA's STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS for the Year Ended December 31, 1994 prepared by the CPA firm of Odstrcil and Meis, the RLA BALANCE SHEET ending June 30, 1995, and STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS AND CHANGES IN CASH BALANCES for the Six Months Ending June 30, 1995.

For the Year Ended December 31, 1994, Cash Receipts totaled \$29,196.54; Cash Disbursements totaled \$24,131.25 leaving an Excess of Cash Receipts over Cash Disbursements of \$5,065.29. Duke Sumonia suggested that reimbursed legal fees be included in the report. Bill will do this.

The RLA Balance Sheet ending June 30, 1995 shows Assets of Cash in Bank--\$55,986.27; Equipment less Depreciation--\$3,538.00; Total Assets--\$59,524.27. Liabilities--\$3.06 (Accrued Payroll Taxes) and Equity--\$59,521.21 totaling \$59,524.27.

For the Six Months Ending June 30, 1995: Total Cash Receipts--\$47,107.76; Total Cash Disbursements--\$16,516.61; Excess of Cash Receipts over Cash Disbursements--\$30,591.15; Cash Balances January 1, 1995--\$25,395.12; Cash Balances June 30, 1995--\$55,986.27.

PRESIDENT'S REPORT by Irene Little. She said she enjoyed her term as president. She expressed thanks to the Glen Haven Fire Department for its help in sandbagging streams in the Retreat during the heavy rains.

She introduced the Board Members, Committee Chairs and Staff and thanked them for their services. She announced that Sandy Stolte will be the new Recording Secretary for the Board, replacing Joanne Weinmeister. The landowners introduced themselves, giving Retreat addresses and a word or two about themselves.

VICE PRESIDENT'S REPORT by Graham Fowler. Good year for the Retreat. New signs were put up along the trail. He has ordered more signs as replacements since two have been vandalized. He discovered campers along the trail who had built a fire--right under a tree. He asked them to leave and encouraged all members to question anyone they see who might be trespassing or causing a problem. Graham, Marv Lofquist, Steve and Kevin Little fixed the bridges between Miller Fork and Fisherman's Lane. The Forest Service has not yet made a decision on the trail issue, but it appears it will be favorable for the Retreat. The closest area to the Retreat will be a new trail from Storm Mountain to Crystal Mountain--will not affect the Retreat. If the decision is appealed and taken to court, it may be necessary for some Retreat members to testify. The Forest Plan Revision draft is due in early winter. The Miller Fork Drainage will be designated as wilderness--good thing for the Retreat since it will ensure that those trails will never be opened to motorized users. The 40-Acre Open Space purchase is still under negotiation, keeping in mind the guidelines which were set by the landowners at the last Annual Meeting. There is about \$24,000 in the Open Space Fund. He is proposing that half of the purchase price be paid now and the remainder over the next two years. The Division of Wildlife advised against trout stocking this year because of the high water runoff. There is concern with a dam which a landowner has built on Miller Fork. This particular dam has been lined with plastic which does not allow fish to move up and down the stream; also it has eroded both sides of the bank and damaged a large tree and one side of the trail. It is all right to build small rock dams in the stream, but lining it with plastic causes problems. The road crew hired by U. S. West to work on the repair of the roads left some large boulders along the side of the road and some were pushed off the road onto his property damaging a picnic table--they did pay for the damage. Check for loose boulders above your property.

ROAD MAINTENANCE REPORT by Jim Boyd. U. S. West has come into the Retreat during the past year installing fiber optic telephone cable which will put all phones in the Retreat on single party lines, however, the company they hired, Bonneville Construction, to come in and repair the roads following the installation has caused many problems. During the last six years, the road crew (Dick Weinmeister, Dice McKnight, Rock Tallman and myself) have really been making an effort to improve the roads, bringing in roadbase, grading, cutting ditches, etc. He feels Bonneville has set them back six years. Bonneville subcontracted Jim's Construction to come in and repair the roads. They brought in minimal roadbase and did very unsatisfactory work. A complaint has been filed with U. S. West and Bonneville has been asked to make it right. U. S. West says the contractors are liable. Jim and the Board will continue to follow up on this with U. S. West and Bonneville.

For those of you who have requested roadbase for your driveways, Jim plans to do something within the next few weeks. Anyone else who is interested may contact Jim.

Work has been done on the road equipment this winter and a regular maintenance program will be continued.

He expressed appreciation to Dick Weinmeister, Dice McKnight and Rock Tallman for their work on the roads.

In answer to a question of why residents off Dunraven Glade have to pay for road maintenance, Jim responded that we operate like a tax district; for instance, we all pay taxes for schools whether we have kids in school or not. We are all one community and we all pay the same amount to use all of the resources--roads, streams, trails. Gee said that we are a mountain subdivision and when property is appraised, it is not just on Dunraven, but on the whole subdivision. We all benefit by all the roads being in the best possible condition.

In response to a statement that we all benefit by the new telephone installation and should support it, Graham said that the telephone service is important, but the roads are just as important to all of us. The roads need to be passable for emergency equipment, ambulances, fire trucks, etc. The roads are a major asset--a mile of road is valued at \$100,000 and we have 12 miles of roads. Jim said if you have problems or concerns about roads, call him and discuss it. Regarding damages to private property by Bonneville, the Retreat cannot be involved, but if you will call him, he can help you with phone numbers and names of contacts to help you work through your complaint as easily as possible. Terry Tuttle has contacted the Larimer County Road and Bridges Department about issues relating to Dunraven Glade Road, such as dust, grading, etc.

ARCHITECTURAL CONTROL COMMITTEE REPORT by Dennis Bicknell. He is presently serving as the Interim Chair of this Committee replacing Steve Little. Dennis has served on this Committee since the Association took over from the developer. The Committee consists of George and Thelma Richards, Jean Richards, John Manchester and Dennis. The Association has 116 buildings which have been finished on the outside. There are three cabins under construction. The Board has been very supportive of the ACC. The ACC functions to protect the Association's members and property and to serve as a source when they have questions. He asked for volunteers to serve on the Committee, as well as a new chair. Contact Dennis if you are willing to volunteer.

In answer to questions about why more than five members are needed on the Committee, he responded that some members are not always available, new people are needed, not all matters go to all members of the Committee. Concerning term of service, there is no set term. A volunteer can set his own term limit.

In regard to the ACC, Ken Gwynn stated everybody is concerned about what is best for the Retreat and working toward the same goal. Sometime a member might get a letter from the Board saying it has been brought to the Board's attention that there is a violation of a covenant and it certainly is not that anybody is out to get you. The idea is that we work together to keep this community up to the standards that were set down in the Covenants and as a place where everybody enjoys living. It is assumed that everybody who owns property here read the Covenants and knew what was expected. My plea is if you get one of those letters, don't shoot first, give us a call, talk to us and let us work it out in a mediation sense in a way that we can come to agreement.

ENVIRONMENTAL CONCERNS COMMITTEE REPORT by John Manchester. He distributed a written report to the membership and stressed the following: (1) Be considerate of others and take care of our beautiful mountain subdivision; (2) Keep noise and light pollution to a minimum; (3) Keep trash picked up around your home; (4) Do not feed the wildlife. He asked for 3-4 volunteers to serve on this Committee--each person would be assigned to a specific area. Concerns this year are mistletoe, the beetle kill, Canadian thistle, erosion. Contact John if interested. A bear has been sighted in the Retreat and two mountain lions have been sighted near the Retreat, rattlesnakes are in the area (if you see a rattlesnake and want it removed, call Ken Gwynn-586-3788). John will include information about bears, mountain lions, mistletoe, etc. in the Newsletter. Maynard Avey's advice if you see a bear or mountain lion is to "Keep walking, keep talking--move slowly." Nancy Johnson is doing a study on mountain lions. Call her (or Maynard Avey) if you want information about them. Mary Purinton recommended that you do not feed the animals--one predator will draw another.

FIRE DEPARTMENT REPORT. Handouts were distributed on the Glen Haven Fire Department Financial Report and Fire Protection District.

Jim Kadlecek, Fire Board President, reported on the administration of the fire department. 501C-3 nonprofit status for the Internal Revenue retroactive to January 1968, tax and sales tax exempt, has been attained. The Board consists of 12 members--for two consecutive years, they have had a quorum at all meetings. The financial statements and books are now on computer--thanks were extended to Jack Heidebrecht for his assistance with the finances--Jack is the treasurer. A 5-year budget which is updated each year is provided to your Board and may be obtained at your request. Most important is providing equipment, materials and training necessary for the 26 volunteers. They will continue their pursuit of Class A insurance ratings for the area. The Retreat's contribution to the Fire Department was \$10,000. It is continuing to pursue some sort of permanent funding.

Tom Housewright reported for the Fire Department. He thanked the Retreat for its continued support. There are 16 active and 8 reserve members on the Fire Department. Nine are medically trained as first responders and 4 as EMTs. Five members are from the Retreat: Al Matlock, Mark Matlock, Terry Claypool, Jim Boyd and Tom Geldes. All equipment is up and running. So far this year, there have been 27 calls compared to 49 calls at this time last year. Response time is about 5 minutes. There have been 7 calls from the Retreat (1 motor vehicle; 3 medical; 2 miscellaneous fires; 1 sandbagging along Black Creek). Training is being continued in all areas. They fought flooding for three weeks on about every creek in the area. Their rescue unit is certified as a quick response team in the State of Colorado. They have access to helicopter assistance--5 helicopter pads in the area--main one at Lindsays. When calling 911, it is important to give a visible, current address. This is one of the most critical areas in the United States for wildfires. Over \$4,000 was raised at Fire Days.

FIRE PROTECTION REPORT by Jack Heidebrecht. He stressed that without doubt the Glen Haven Volunteer Fire Department is our only line of defense.

The Special Tax District Committee consists of Jack, Lee Lasson and Janice Tate. The membership elected a year ago to provide \$10,000 a year for the next three years to the Fire Department while research was conducted on a Special Tax District to support the Fire Department. A report by the Committee of the Fire Protection District has been sent to each member of the RLA. This is not a done deal--there is some resistance to the formation of a tax district in this area. It cannot be funded without a lot of community support, so we feel we are in this for the long haul. Mechanically, this could be done in a year or two; but politically, it can't. The Fire Department continues to need funding and at a higher rate than is being received at the present time.

In response to the question of what will we have to pay the County, Jack said that the County charges a 2% fee. Another question asked was how could someone exclude their property in a tax district? Jack responded that the landowner must contact the County Commissioner and request an exclusion and, in doing so, must provide a very good reason, then the County Commissioner makes the decision for exclusion. Regarding a question about the estimated cost per person (see #11 of the Report), Jack said they could only estimate, so they used the

most reasonable assessment of 10.5%, however, there is no way of knowing at this point just what the tax rate will be nor the assessed valuation.

Janice said the next step is to get the service area lined out. Because of the reevaluation of homes in the County, they need to redo this process. Lee said there are a number of entities which need to meet (Glen Haven Association, Retreat, Firemen, Fire Board) to discuss the feasibility of a tax district. It cannot go forward without strong support. We need to keep it on the agenda and work as a community to ensure that in the future we will have something that will guarantee income to the fire department. Janice asked for volunteers to serve on the Committee. Jack responded to a question about a local board saying there would be a local board which would decide how the funds are spent.

ELECTION OF BOARD OF DIRECTORS. The Nominating Committee, Ken Gwynn, John Barlow, Steve Little and Gene Robb, nominated the following persons to run for the Board of Directors: Dale Alps, Maynard Avey, Graham Fowler, Wilf Howarth and Marcy Trahan. Each was introduced and spoke briefly. Two vacancies are full-term (3 years) and one vacancy is for two years (replacement for Irene Little's term). Of the three persons elected, the person receiving the least number of votes will serve the two-year term. Nominations were called for from the floor--there were none. The election proceeded.

Irene Little announced that Dale Alps, Wilf Howarth and Marcy Trahan were elected as the new Board members.

NEW BUSINESS. Two Bylaw Amendments were proposed by Duke Sumonia and were published and sent to the membership. Duke said that his intent was to be sure absentee voting was available to every member of the Retreat from wherever they might live and that he wanted to know what the ballot really meant. He said the Board agreed in its meeting this morning that members would have three ways to vote: by attendance, by proxy, or by absentee ballot. With this understanding, Duke withdrew his amendments. Irene stated that the voting for the directors has always been a method of absentee ballot, but it was not clearly identified. In the Newsletter prior to the next Annual Meeting, it will be clearly specified that there will be three ways to vote: by attendance, by proxy and by absentee ballot for specific issues and Board of Directors as published.

Irene suggested at the Board meeting this morning that the Retreat Association allocate some money to the Glen Haven Association to help with the repair of their roads which were damaged during the heavy rains. A MOTION was made by Duke Sumonia that the Retreat Landowners Association financially assist our neighbors in Glen Haven in recovering from the recent flooding and that the Board of Directors be authorized to donate a sum not to exceed \$2,000 after determination of the need. SECONDED by Maynard Avey.

Following discussion, the MOTION PASSED UNANIMOUSLY. The Board will allocate funds depending on the investigation of Glen Haven's need and what amount is available from the Retreat. It was noted that since the stream will not be stocked this year, that \$750 would be available.

MOTION made by Wilf Howarth that the Annual Meeting Minutes be sent out to all members automatically. SECONDED by Graham Fowler. PASSED UNANIMOUSLY.

A suggestion was made that a Welcoming Committee be established to call on new members coming into the Retreat. A MOTION was made by Rich Stolte that a Welcoming Committee be established. SECONDED by Steve Little. Following discussion, it was indicated more or less that the whole Retreat is a welcoming committee. MOTION DEFEATED.

Open Space Funding: Duke stated there is a misunderstanding in his mind about the funding for Open Space. He understands that the Board is pursuing with negotiations. Did the membership give them a maximum purchase amount to obtain this or was it an "open checkbook?" Graham said that at last year's Annual Meeting, the Board was authorized to purchase this property in trade if it did not exceed \$55,000. A motion was made by Bill Lovejoy, seconded by Steve Little, to set a limit of \$40,000, and a friendly amendment was made by Paul

Dingle, seconded by John Manchester, increasing the amount to \$55,000. The friendly amendment was accepted by Lovejoy and Little and the motion passed--see page 7 of last year's Annual Meeting.

Question: What happens if this purchase does not come about? Response by Graham was that there is a 3-year limit. If it does not come about by then, the issue goes back to the membership and the money remains in the treasury. Graham said that if negotiations with this landowner do not materialize, another can be pursued.

Sy Kleinman spoke to the topic of green belt and open space. Could the Retreat consider the development of a long-range plan for the preservation of open space to reduce the stress on the environment? Example: many landowners have taken it upon themselves to purchase land not to build on but to preserve it. How can the Retreat encourage this? Suggested this issue be discussed at a Board meeting.

Irene expressed many, many thanks for Graham's many years of service on the Board. APPLAUSE.

LANDOWNER COMMENTS. Nancy Johnson asked if, because of the length of the meetings, two meetings could be held. This was rejected since the summer meeting accommodates many out-of-towners who might not otherwise be able to attend.

She volunteered to serve on a Long Range Planning Committee for the Preservation of Open Space. Sy Kleinman also volunteered to serve on this committee.

Marv Gee announced that he is interested in running for the Board of Directors next year, but in order to do so, he would have to assign his duties as Assistant Treasurer to someone else. Talk to him if you are interested.

A straw vote was taken to see who would be interested in a different meeting place for the Annual Meeting next year. The majority of the membership is in favor of moving. The Big Thompson Community Building was suggested. Ron Hill is the contact person. Maynard Avey is a member of this Association.

Duke spoke to the subject of real estate taxes. The County raised the evaluation of his house considerably. He went to the County Assessor's office to find out the method they use to assess properties and found many discrepancies in his evaluation. He suggested that members check their information on their evaluations to see if the information is correct. It is too late to protest this year, but you might want to be informed for next year. He said his evaluation was decreased by \$115,000 after it was reviewed. He has a Protest Method Pamphlet he will share. Land was not evaluated this year, but the County may do this next year.

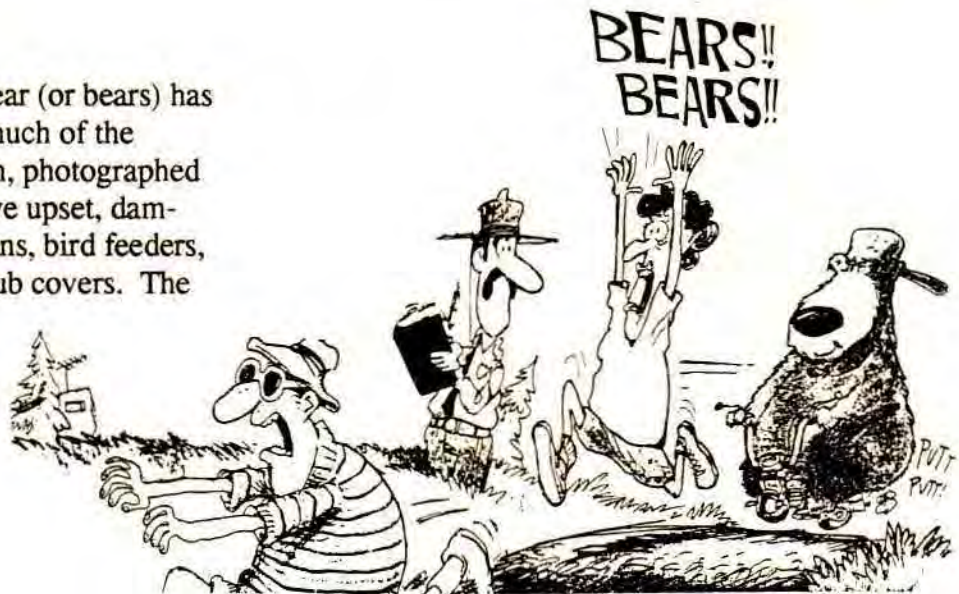
MEETING ADJOURNED at 4:20 p.m.

Respectfully submitted,

Joanne Weinmeister
Recording Secretary

Within the past few weeks, a bear (or bears) has been very evident throughout much of the Retreat. "They" have been seen, photographed and are hard at work. They have upset, damaged or destroyed - - garbage cans, bird feeders, hummingbird feeders and hot tub covers. The following information is provided for the benefit of all Landowners.

[Special thanks to Phil Frank's Farley and Carol Fulton for the cartoon.]



Guidelines for Living, Camping and Hiking in Bear Country

Black bears are generally shy and avoid human contact. However, there are some precautions you can take to avoid encounters with black bears if you live, camp or hike in bear country. *You are responsible for doing all you can to prevent conflict with bears.* If a bear gets food from you, it's likely to behave more aggressively toward the next people it meets. Don't reward a bear for associating with people!



Living in Bear Country

If you chose to be in bear habitat, make sure you don't contribute to resident bears becoming "garbage" bears. Most conflicts between bears and people are linked to careless handling of food or garbage. *Don't let your carelessness cause the unnecessary death of a bear.* Learn to live responsibly with wildlife!

Black bears eat almost anything. They will eat human food, garbage, hummingbird food, and pet and livestock food when available. Once a bear has found the easily accessible, consistent food source that humans can offer, it may overcome its wariness of people and visit regularly, increasing the chances of a human/bear encounter. You and your neighbors can make a difference. Your actions may prevent the unnecessary death of a bear!

- Make your property safe by keeping garbage out of reach and smell of bears. Use

bear-proof trash containers. Contact Division of Wildlife for design. Be sure garbage can are emptied regularly. Periodically clean garbage cans to reduce residual odor - using hot water and chlorine bleach or by burning. Store trash in a closed garage or shed. Use a chain-link enclosure with a top if a garage or shed is not available.

- If you have pets, do not store their food or feed them outside. Clean you BBQ grill of grease and store inside. Hang bird seed, suet and hummingbird feeders on a wire between trees instead of on you deck or porch. Bring all bird feeders in at night. Do not put fruit, melon rinds and other tasty items in mulch or compost piles.

- As you might guess, beehives attract bears. You can protect bees and equipment by surrounding hives with a fence designed to keep bears out.

- Most bears sighted in residential areas within bear habitat do not cause any damage. If a bear doesn't find abundant food, it will move on.

DON'T FEED ANY WILDLIFE!

Camping in Bear Country

- *Keep your camp clean.* Store your food and garbage properly at all times. Keep your tent and sleeping bag free of all food smells. Store the clothes you wore while cooking or eating with your food. Burn all grease off grills and camp stoves. Wipe table and clean up eating area thoroughly.

- *Store you food safely.* Store all your food and coolers in your car trunk or suspended from a tree - a least 10 feet off the ground and four feet out from the tree trunk. Don't underestimate the ingenuity of a bear!

- *Dispose of garbage properly.* Put it in bear-proof cans where available or secure it with your food and then pack it out. Don't burn or bury garbage. Bears will dig it up.

- *Sleep well away from food areas.*

Move some distance from your cooking area or food storage site.

- *Store any toiletries safely.* Store them with you food. Like other scents, the smell of toiletries may attract bears. Abstain from sexual activity. Practice good personal hygiene.

Hiking in Bear Country

- Enjoy the woods! Hiking at dawn or dusk may increase your chances of seeing wildlife and your risk of meeting a bear. Use extra caution in places where hearing and visibility is limited: in brushy areas, near a stream, where the trail rounds a bend or on windy days. Reduce your chances of surprising a bear by making a noise - talk or sing.

- Make sure children are close to you or at least within your sight at all times. Leave your dog at home or have it on a leash.

What to do if you meet a black bear

There are no definite rules about to do if you meet a bear. In almost all cases, the bear will detect you first and will leave the area. Bear attacks are rare compared to the number of close encounters. However, if you do meet a bear before it had time to leave the area, here are some suggestions. Remember: Every situation is different with respect to the bear, the terrain, the people and their activity.

- *Stay calm.* If you see a bear and it hasn't seen you, calmly leave the area. As you move away, talk aloud to let the bear discover your presence.

- *Stop.* Back away slowly while facing the bear. Avoid direct eye contact as bears may perceive this as threat. Give the bear plenty of room to escape. Wild bears rarely attack people unless they feel threatened or provoked.

- If on a trail, step off the trail on the downhill side and slowly leave the area. Don't run or make sudden movements. Running is likely to prompt the bear to give chase and you can't outrun a bear.

- *Speak softly.* This may reassure the bear that no harm is meant to it. Try not to show fear.

- Coming between a female and her cubs can be dangerous. If a cub is nearby, try to move away from it. Be alert - other cubs may be in the area.

- Bears use all senses to try to identify what you are. Remember. Their eyesight is good and their sense of smell is acute. If a bear stands upright or moves closes, it may be trying to detect smells in the air. This isn't a sign of aggression. Once it identifies you, it may leave the area or try to intimidate you by charging to within a few feet before it withdraws.

- Fight back is a black bear attacks you. Black bears have been driven away when people have fought back with rocks, sticks, binoculars and even their bare hands.

Editor's note: This material is taken from a brochure published by the Colorado Division of Wildlife entitled Living with Wildlife in Bear Country. A few copies are available at the Glen Haven Post Office or you may obtain them directly from the DOW.

"Bear With Them"

- Rick Spowart,
local wildlife manager,
Colorado DOW

Almost three years ago, Amendment #10 passed in Colorado by a landslide. It outlawed the spring black bear season as well as the two most effective ways to bear hunting using bait and hounds. This severely limited the Division of Wildlife's ability to manage black bear populations. The end result being an increase in black bears in Colorado.

At the same time, the human population in Colorado has grown dramatically, with many new residents moving into bear habitat. This has intensified conflicts between bears and people.

To limit bear/people conflicts, the Wildlife Commission passed a regulation prohibiting the feeding of bears. Also, the Division of Wildlife policy on dealing with problem black bears has become more stringent. Now, a problem bear is trapped and relocated and if it continues to cause problems, it is destroyed. It can only be moved once.

Remember, people create problem bears. Don't put your community or local wildlife manager in the position of having to destroy a bear.

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Address correction requested