



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

January 7, 1978

The meeting was called to order at 12:10 P.M. All board members were present. Al Matlock and Dave Hedlund were present for a portion of the meeting.

ANNOUNCEMENTS

Ernie reported that he had written a letter to Mr. Facetti about acquiring 40 acres of land from him. Mr. Facetti replied that he is not interested in selling this land. A letter was also sent to the Forest Supervisor asking for the status of the 40 acres of forest land surrounded by the Retreat and the steps necessary for acquisition by the RLA. There has been no reply. Dennis Bicknell will be asked to pursue this matter.

SECRETARY REPORT

Bill Masters made a motion that the minutes of the last meeting be approved. Joe Jackson seconded. The minutes were approved.

ATTORNEY'S OPINION REPORT

Since the attorneys for the RLA and Mr. Maitland have not met the matter of the use of the Retreat roads has not yet been resolved. Ernie read the letter of December 7, 1977 sent to Mr. Babcock (RLA attorney) regarding the agreement to be negotiated with Mr. Maitland.

RETREAT PAY PHONE REPORT

Ernie read a letter sent to the RLA by Mountain Bell explaining that the phone booth to be installed at the Rockbrook Museum will be delayed by 3 to 4 months.

BEEBLE CONTROL

Walter Belz reported that the Retreat is in good shape now but the new beetle control program will have to be set up. Ernie read a letter from Dave Hedlund saying that he would take the beetle supervision job for \$300 and a group of volunteers to mark the timber. There was much discussion on this matter. The matter was tabled until Dave Hedlund's arrival. After his arrival Dave Hedlund told the board how he would handle the supervisory position. Again there was much discussion. Generally the board felt that paying someone to head this committee would set an unwanted precedent. Some board members felt that they would rather discontinue beetle control than start paying committee heads. Another suggestion was to hire United Wood Products again this year and have this contractor do the entire job (including that usually done by a volunteer chairman) at a higher bid than presented for just cutting and removing the trees. There was much discussion on this matter. Another suggestion was to have a volunteer group mark the timber, the RLA secretary will do the paper work (notify landowners, contact volunteers for marking trees, etc.) and United Wood Products will be hired (at a reasonable rate) to cut and remove the trees. A co-chairman will be appointed at the annual meeting to work with Walter Belz and be able to take over this job next year. The board agreed to this past plan.

ROAD MAINTAINANCE

Ernie reported that the Forest Service has begun work on Dunraven Glade Road and about 1/3 of the bridge is completed. He has written to the Forest Service Engineer requesting that the culverts belonging to the RLA be stacked on Solitude Ct. as they are removed during road construction. This is being done.

Al Matlock reported that the roads are in good condition. The roads

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have been graded once. Two signs have been ordered to replace those that were vandalized at the junction of Black Creek Road and Copper Hill Rd. Marcella Bicknell will be the head of the Landscaping Committee. Seedling trees must be ordered by March 25, 1978. Ernie made a motion to approve buying 240 seedling trees and 300 seedling shrubs. Joe Jackson seconded. The motion was approved.

TREASURER'S REPORT

Mike Harris submitted a written report which is attached to these minutes. Mike reported that the collection of assessments has improved very much this year and estimated that about twice the level of assessments were collected as were in 1976. Cash on hand on 12-31-77 was \$504.94. Savings account on 12-31-77 was \$71.37 giving a total of \$576.31. Mike then reviewed a preliminary budget for 1978.

Ernie reported that the RLA should receive a check for \$11,555.61 from the Federal Government by January 14, 1978. This is a part of the money which should be returned by the government for the road repair following the flood of 1976. The next amount to be received from the government is \$7056. During the audit the government disallowed \$203.00 used to buy seedlings for reforestation. With the flood repair money returned the assessment for 1978 will be low. There was discussion about the 1978 assessment. Mike made a motion that the 1978 assessment be set at a target figure of \$25. Walter Belz seconded. The motion was approved.

Mike and Ernie will prepare the 1978 budget to be presented at the annual meeting.

Mike read the letter sent to landowners delinquent in paying their assessments. There was much discussion on methods of collecting delinquent assessments. The method agreed on by the board is; first Mike will confer with the attorneys Lamm and Young to have a lawyer's collection letter sent to those who are delinquent and second, these same attorneys will draw up forms for filing liens against landowners delinquent in paying their assessment.

The RLA books will be taken to an accountant for auditing and filing tax form 990.

The Flood Account was closed out. There was \$4.03 remaining. This was transferred to the General Account.

COMMON PARK IMPROVEMENT PROJECT

Paul Mailloux was asked to send a bid for designing the project. This bid was not received. Mike suggested having an artists rendition of three plans for the shelter and landscaping ready to present at the annual meeting. Ernie made a motion that the board budget a maximum of \$350 for an architectural design and scale model of the common area project by Paul Mailloux. Walter Belz seconded. The motion was approved.

RLA LIABILITY INSURANCE

Bill Masters reported that a financial statement and copy of the by-laws will have to be sent to the insurance company to acquire the liability insurance. This will be done.

ANNUAL MEETING

The annual meeting will be held at the Holiday Inn of Estes Park on Saturday, March 18, 1978. The original of March 11 was not convenient for the Inn. There will be a board meeting at 10:00 A.M. The registration will be at 12:30 P.M.- the meeting at 1:00 P.M.

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cocktail hour from 5:00-6:00 P.M. and dinner at 6:00 P.M. It was suggested that the volunteers who marked trees and planted seedlings be given a free dinner. This was turned down in favor of providing free lunch on the day the volunteers do the marking and planting.

ACC REPORT

Dennis Bicknell sent a written report that there are no applications pending and one cabin application has been approved for Mr. Morris.

NEWSLETTER

Mike Harris reported that there are still not enough articles for the newsletter. The landowners must participate more.

BILLS

Hartwell, Babcock and Easley-\$270.60-legal services; Marcella Bicknell-\$57.55-expense reimbursement; Ernie Conrad-\$63.39-expense reimbursement. Mike Harris made a motion that the bills be approved. Joe Jackson seconded. The bills were approved.

The meeting was adjourned at 3:40 P.M. The next meeting will be held on March 18, 1978 at the Holiday Inn off Estes Park.

Respectfully Submitted

Marcella Bicknell
Marcella Bicknell, corr. sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

ANNUAL TREASURER'S REPORT

12 Months ending December 31, 1977

Cash-Checking Acct., United Bank, Boulder (12-31-76)	\$ 2,376.93
Savings Acct.- United Bank, Boulder (12-31-76)	<u>\$ 2,032.10</u>
TOTAL CASH RESERVES (12-31-76):	\$ 4,409.03
Expenses during 1977	\$ 7,836.40
Other disbursements and transfers	1,228.80
Transfers to RLA Flood Account	<u>9,500.00</u>
TOTAL DISBURSEMENTS 1977	\$18,565.20
Receipts from assessments:	\$13,086.74
Other receipts:	1,363.47
Transfers from RLA Flood Acct.	243.00
Interest on Savings Acct., United Bank, Boulder	<u>39.27</u>
Cash-Checking Acct., United Bank, Boulder (12-31-77)	\$ 504.94
Savings Acct.-United Bank, Boulder (12-31-77)	<u>71.37</u>
TOTAL CASH RESERVES (12-31-77):	<u>\$ 576.31</u>

1977 EXPENDITURES - BY CATEGORY:

Postage	\$ 246.61
Meetings	487.31
Taxes & Licenses	59.28
Landscape Maint.	1,346.98
Road Maintenance	2,997.46
Secretarial Service	334.40
Telephone	374.91
Office Sup.&Printing	232.81
Legal & Accting.	613.62
Insurance	323.00
Mileage Reimburse.	386.90
Newsletter	250.00
Miscellaneous	183.12
TOTAL EXPENSES.....	\$ 7,836.40

ADJUSTMENTS:

Refund Overpmt	\$ 80.00
Return Perf. Bond	100.00
Returned Check	63.00
Other refunds	985.80
	<u>\$1,228.80</u>
Transfer to RLA Flood Acct.	<u>\$9,500.00</u>



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

March 18, 1978

The Holiday Inn, Estes Park, Colorado

The meeting was called to order at 10:00 A.M. with all board members and Dennis Bicknell present. Al Matlock was present for a portion of the meeting.

APPROVAL OF THE MINUTES

The minutes of the last board meeting were reviewed by Ernie Conrad. Mike Harris made a motion that the minutes be approved as read. Bill Masters seconded. The minutes were approved.

1978 ANNUAL MEETING REVIEW

Ernie Conrad reviewed the minutes of the 1977 Annual Meeting. Ernie also reviewed the method used for the distribution of proxies. The board then went over the agenda for the 1978 meeting.

ROAD MAINTAINANCE

Al Matlock reported that the bridge at the main entrance of the Retreat is nearing completion. Spring maintainance will begin in April and will include blading, ditching and cleaning drainage areas and culverts. This work should take from ten days to two weeks. There will be no spring maintainance on Dunraven Glade Road due to the construction in progress there. Snow removal has been done twice in 1978. The temporary bridge on Black Creek Rd. will need replacement. Ernie said that there is enough culvert salvaged from Dunraven Glade Rd. to put in a double culvert. Mike said that the metal culverts tend to fill with ice and snow, this then melts from the top causing the run off to go down the road instead of through the stream bed. Ernie said that if large (42") culverts are used this won't happen. Walter Belz suggested constructing a new wood bridge with concrete abutments. Ernie said that the wood for such a bridge would cost about \$1500 plus the cost of concrete abutments and the culverts can be installed at a cost of about \$500. The board agreed to use the culverts to be installed in the spring of 1978.

TREASURER'S REPORT

Mike Harris reviewed the report to be given at the annual meeting. He then distributed the completed audit to the board members. There were no exceptions in the audit. The tax form 990 has been completed and mailed. The audit and tax form were done by an accountant. The uncollected assessments have remained virtually the same. There was discussion on the uncollected assessments. Retreat landowner John Howard has no road access and is seeking an adjustment in his assessment. Ernie explained that Mr. Howard bought a 20 acre tract outside of the five filings. Ernie suggested that this matter be held in abeyance until the Maitland question is settled.

Mike outlined a procedure set up with attorney John Young to allow the collection of past due assessments, after all other attempts have failed. The procedure involves the Retreat treasurer filing in the Larimer County small claims court a claim for the unpaid assessments. This results in a summons being served upon the member by the sheriff of his county. Depending upon the response of the member after the serving of the summons it would be possible for the RLA to have a lein filed against the property. This procedure is relatively simple, low cost, and can be instituted by the treasurer. Mike will research a few more details of this and a procedure will be established at the next board meeting. Mike made a motion that the 1978 budget be approved. Joe Jackson seconded. The motion was approved. Joe Jackson made a motion that the treasurer's report be accepted. Mike Harris seconded. The motion was approved.

~~The treasurer's report for March 18, 1978 is attached to these minutes.~~ M.B.

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BEETLE CONTROL

Walter Belz reported that United Wood Products is unable to accept the RLA program for 1978. Ernie said that he had talked to Mr. Bustamani of United Wood Products and he has agreed to cut and remove the trees on the weekends at a 20% cost increase. This would be \$4.80 per tree. Walter will work with a new chairman, hopefully to be selected at the annual meeting.

COMMON AREA REPORT

Ernie reported that he has met with Paul Mailloux. Mr. Mailloux will present his rendition of the shelter and landscaping for the common area at the annual meeting. The landowner can then decide if they want this picnic area constructed. The artists layout cost \$325.

ELECTION OF TWO BOARD MEMBERS

There will be an election of two board members to fill two two year terms. The nominating committee will present three nominees. They are Cheryl Fellhauer, Joe Jackson and Walter Belz.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Bill Babcock has reported to Ernie that documents from Mr. Maitland's attorney will be sent to Mr. Babcock for his perusal. Mr. Maitland's attorney has included a clause giving the landowners of Mr. Maitland's new development the clearance to resign from the RLA in the future and a proportionate share of road maintenance in the Retreat. Mr. Babcock suggested that the board obtain a resolution from the general membership requesting the board to continue to negotiate with Mr. Maitland's attorney to come to some type of agreement with Mr. Maitland that is fair and equitable to the landowners. The RLA will not maintain their roads but these lot owners will have all rights that go along with RLA membership.

MILLER FORK STOCKING

Walter Belz will continue to pursue this project.

LIABILITY INSURANCE

Bill Masters reported that he has sent a letter to the insurance company requesting a statement for partial payment. Bill made a motion that the board approve payment (when the statement is received) for one year's premium of a three year policy. Joe Jackson seconded. The motion was approved.

NEWSLETTER

The newsletter is completed and ready to be distributed at the annual meeting. The budget for the newsletter was lowered to \$150 per year for one newsletter per year. Marg Hjelmstad has agreed to be chairman of the newsletter for 1978.

LAND EXCHANGE

Ernie Conrad reported that Mr. Toynton will sell 40 acres of his land to the RLA and the RLA can use this land to exchange with the Forest Service for the 40 acres of Forest Land within the Retreat boundaries. Walter Maitland also may trade for this 40 acres of Forest Land. The land bought from MR. Toynton would cost about \$20,000. The \$5000 expected from the Flood Disaster Relief Fund could be used for a down payment. Ernie will report on this at the annual meeting and get the feeling of the general membership.

The meeting was temporarily adjourned.

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The meeting reconvened at 5:25 P.M. with Cheryl Fellhauer as a new board member replacing Walter Belz. Joe Jackson made a motion that henceforth when snow removal bills come in they be paid by the treasurer. Mike Harris seconded. The motion was approved.

Bill Masters made a motion to approve the assessment of \$30 for 1978. Mike Harris seconded. The motion was approved.

ELECTION OF OFFICERS

The following were elected as officers: 1. Ernie Conrad as President, Bill Masters as Vice President, Mike Harris as secretary treasurer.

BILLS

Paul Mailloux, Landscape maintainance-\$325; H*L Construction, road maintainance-\$360; Walter Belz, expense reimbursement-\$8.00; JOe Jackson, Expense reimbursement-\$20.40; Bill Masters, expense reimbursement-\$30.60; Ernie Conrad, expense reimbursement-\$52.60; Marg Hjelmstad, newsletter-\$300; Marcella Bicknell, landscape maintainance-\$134.40; Marcella Bicknell, expense reimbursement-\$96.12; Mike Harris, expense reimbursement-\$65.04; Hartwell, Babcock and White, legal fees-\$34.40; Larimer County Treasurer, property taxes-\$73.56; Holiday Inn, annual meeting-\$269.65; United Bank of Boulder, transfer of funds to savings account-\$5000. Mike made a motion that the bills be approved. Joe Jackson seconded. The motion was approved. Mike Harris made a motion to transfer \$5000 to the savings account. Bill Masters seconded. The motion was approved.

The meeting was adjourned at ⁵6:35 p.m. The next board meeting will be held on May 7, 1978 at 10 A.M. at Mike Harris' house in Boulder, Colorado.

Respectfully Submitted,

Marcella Bicknell Corr. sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

May 13, 1978

The meeting was called to order at 10:25 A.M. Those present were: Ernie Conrad, President; Bill Masters, Vice President; Joe Jackson, Board Member and Dennis Bicknell, Committee Chairman.

ANNOUNCEMENTS

The phone booth is installed at the Rock Brook Museum. The phone should be in by Memorial Day.

APPROVAL OF MINUTES

There were corrections to the minutes of March 18, 1978. These included correcting the estimated cost of wood for a bridge from \$1500 to \$500, correcting the budgeted amount for the newsletter from \$250 to \$350 and correcting the time of adjournment from 6:35 to 5:35 p.m. Ernie made a motion that the minutes be approved. Joe Jackson seconded. The minutes were approved.

TREASURER'S REPORT

Ernie Conrad reviewed a written treasurer's report submitted by Mike Harris. This report is attached to these minutes. A few more delinquent assessments have been collected. The question of the assessment for John Howard was discussed. Mr. Howard has no access to his land at this time but he is a member of the RLA. Joe Jackson made a motion that Mike Harris write to Mr. Howard and explain that the Board feels that he should only be assessed for one half a normal assessment retroactive to when he purchased the lot. Bill Masters seconded. Joe explained that this precedent was set with Mr. Kincaid who does not use the Retreat roads to get to his lot. The motion was approved.

Bill Masters made a resolution that the new signature on the checking and savings account be that of Joe Jackson to replace Walter Belz. Joe Jackson seconded. The motion was approved.

The final flood repair check for \$7056 has been received from the government. Ernie Conrad made a motion that \$5000 be put in the savings account. Bill Masters seconded. The motion was approved. Ernie asked for any questions on the treasurer's report. There were none. Joe Jackson made a motion that the treasurer's report be approved. Bill Masters seconded. The report was approved.

BEETLE CONTROL

Ernie read a written report submitted by Cheryl Fellhauer. The Beetle Control Committee met on April 1, 1978 and marked 228 trees for cutting. United Wood Products was unable to take the RLA contract. David Coe has accepted the Beetle Control Contract for 1978 and has posted the \$100 performance bond. Tree cutting began on April 26, 1978. The cutting process was slowed by rain and snow but will continue on May 13, 1978. Mr. Coe has expressed a desire to do additional work on the inaccessible trees using a drag line if there is extra time after completing the contract and if the board approves. The Board agreed to this. The to whom it may concern letter was sent on April 19, 1978, identifying David Coe as the woodcutter for the Retreat. Ernie read the Beetle Control Contract for 1978. Joe Jackson made a motion that the contract be accepted as read. Bill Masters seconded. The motion was approved.

MAIN ENTRANCE SIGN

A letter from Laurene Nicholl was read. In this letter Mrs. Nicholl said that her father, Mr. Duffield, will make the new sign. The Board agreed that it should be 3 feet by 5 feet and read The Retreat- a piece of earth to live with. It should be made from one inch exterior grade AA ply-

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wood. Upon completion the Board Members will install the sign. The Board budgeted \$250 to \$350 for this sign. Bill Masters made a motion that the Board ask Mr. Duffield to make this sign and that the bill for the replacement of two damaged signs at the junction of Black Creek Rd. and Copper Hill Rd. be paid when submitted. Joe Jackson seconded. The motion was approved.

RLA LIABILITY INSURANCE

Correspondence from Fred S. James and Co. indicated that the Directors and Officers liability policy has been in force since January 1, 1978, and is a three year policy. No premium payments have been made. After discussing the methods of payment the cheapest for the RLA is to pre pay all three years. Joe Jackson made a motion that the RLA pay the total amount of \$2467 for the insurance policy with Fred S. James and Co. Bill Masters seconded. The motion was approved. Ernie Conrad made a motion to amend the 1978 budget from \$1200 to \$2700 to increase the amount for insurance to reflect the three years prepaid premiums for Directors and Officers which includes the insurance premiums for 1979 and 1980. Bill Masters seconded. The motion was approved.

RESEEDING AND REFORESTATION

Marcella Bicknell reported that the 240 seedling trees and 500 shrubs were planted on April 22, 1978. Only five RLA members were present to help with this planting. Marcella recommended that this program be discontinued due to lack of interest on the part of the landowners.

ROAD MAINTAINANCE

The spring road maintainance is completed. The roads were plowed again due to a 40" snow fall. This plowing took 22 hours and cost \$440. There should be one more plowing on the first storm of November to level the roads before they freeze.

ACC

Dennis Bicknell reported that there has been one cabin application for Mr. Weinmeister. Dennis suggested that there should be a policy for those who rent their cabins. Anyone who rents their cabin should notify the RLA and the renter be given a copy of the covenants. This issue should be considered for the by-laws.

MR. MAITLAND'S DEVELOPMENT REPORT

Ernie reported that the attorneys have received all the documents and an easement agreement should be ready by the next Board Meeting.

MILLER FORK STREAM STOCKING

Walter Belz will not do the stream stocking project. Dennis will ask Mr. Camerzell if he will take this project.

LAND EXCHANGE

The 40 acres of land owned by Mr. Woynton was rejected by the Forest Service. Ernie will investigate the possibility of obtaining another 40 acres.

SUMMER PICNIC

The Summer Picnic will be held at 12 noon on Saturday August 5, 1978 at the trail head of Dunraven Glade. Bill Masters made a motion that the RLA have a barbecue grill made. Joe Jackson seconded. The motion was approved.

BILLS

H&L Construction-rd. maintainance- \$2500, J.L. Griffin-accountant and annual report-\$275, Lamm Young and Reimer-legal expenses-\$297, H&L

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Construction- \$440 -Snow plowing, CAI- annual dues- \$50, Mike Harris- expense reimbursement-\$31.32, Ernie Conrad-Expense reimbursement-\$95.51, United Bank of Boulder-savings account-\$5000, Cheryl Fellhauer-expense reimbursement-\$135.53, Marcella Bicknell-expense reimbursement-\$101.27, CAI-GAP publication-\$12, Bill Masters-expense reimbursement-\$15.80, Marcella Bicknell-landscape maintainance-\$55.34, Joe Jackson-expense reimbursement-\$22, Marcella Bicknell-secretarial services- \$62.50, Fred S. James and Co.- D&O Insurance \$2467. Joe Jackson made a motion that the bills be approved. Bill Masters seconded. The motion was approved.

The meeting adjourned at 12:45 P.M. The next meeting will be held on July 9, 1978 at 10 A.M. at Bicknell's cabin inthe Retreat.

Respectfully Submitted,

Marcella Bicknell
Marcella Bicknell, corr.

RESOLUTION OF

RETREAT LANDOWNERS ASSOC. INC

I hereby certify: that I am the duly elected and qualified secretary of the above named corporation organized and existing under the laws of COLOMPO; that the following is a true and correct copy of certain resolution duly adopted at a meeting of the board held on MAY 13, 1978, at which a quorum was at all times present and voting; that such resolutions have not been rescinded, modified or amended, and are now in full force and effect; and that such resolutions appear in the minute book of the corporation;

"RESOLVED, that United Bank of Boulder is hereby designated a depository for this corporation's funds and that orders for the payment of money and other negotiable instruments may be endorsed for cash or deposit by any of the officers of the corporation or its agents, which endorsement can either be in writing or by stamp without designation of the so endorsing, and further,

"RESOLVED, for the purpose of withdrawal of the corporation's funds, United Bank of Boulder is authorized and directed to honor all checks and other orders for the payment of money drawn in this corporation's name (including those drawn to bearer, or cash, or to the individual order of any person whose name appears thereon as signer when signed by any

(one, two, etc.) TWO of the following:

Name	Title	Name	Title
<i>ERNEST D. CONRAD JR.</i>	<i>PRES.</i>	<i>JOSEPH K. JACKSON</i>	<i>Dir. Hon.</i>
<i>MICHAEL W. HARRIS</i>	<i>TRES. SEC.</i>		

"RESOLVED, that the authority of aforesaid officers conferred by the foregoing resolutions shall continue until notice in writing terminating such authority shall be received by United Bank of Boulder, and shall be noted upon the certified copy of these resolutions delivered to said bank; and that all similar resolutions heretofore delivered to the bank are hereby rescinded and cancelled effective upon the delivery of a certified copy of these resolutions to the bank and the notation by the bank of the receipt of such copy upon the bank's copy of such similar prior resolutions."

I further certify that each of the persons above named has been duly elected to and presently holds the office set forth opposite his name, and that the signatures appearing on signature cards delivered to the bank are the genuine signatures of the respective individuals.

WITNESS, my hand and the seal of said corporation this day of MAY 13, 1978

X

Secretary

(Corporate Seal)

SAVINGS

I hereby agree that this account shall be governed by the by-laws, rules and regulations of United Bank of Boulder in force from time to time and shall be subject to any and all service charges now or hereafter established.

MR.
MRS.
MISS

SIGNATURE: *Michael W. Harris* (TAX IDENTIFICATION NUMBER)

SIGNATURE: *Ernest D. Conrad Jr.* (TAX IDENTIFICATION NUMBER)

SIGNATURE: *Joseph K. Jackson* (CITY AND ZONE) (TELEPHONE)

RESIDENCE ADDRESS: _____ (CITY AND ZONE) (TELEPHONE)

BUSINESS ADDRESS: _____ (CITY AND ZONE) (TELEPHONE)

OCCUPATION AND BUSINESS CONNECTION: _____ (TELEPHONE)

ACCOUNT FOR: _____



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT

(As of May 6, 1978)

Cash on hand-United Bank, Boulder (12-31-77)	\$ 504.94
Savings Acct-United Bank, Boulder (12-31-77)	<u>71.37</u>
TOTAL CASH RESERVES (12-31-77):	\$ 576.31

Cash Disbursements: (for period 1-1-78 to 5-6-78):

Hartwell and Babcock (legal fees)	\$ 270.66
Ernie Conrad (expense reimbursement)	63.69
Marcella Bicknell (expense reimb.)	57.55
Biser Construction (road maintenance)	1,750.00
Paul Mailloux (landscape maint.)	325.00
H & L Construction (road maint.)	360.00
Walter Belz (expense reimb.)	8.00
Joseph K. Jackson (expense reimb.)	20.40
Bill Masters (expense reimb.)	31.60
Ernie Conrad (expense reimb.)	52.60
Marg Hjelmstad (newsletter)	300.00
Marcella Bicknell (landscape maint.)	134.40
Marcella Bicknell (expense reimb.)	96.12
Mike Harris (expense reimb.)	65.04
Hartwell, Babcock (legal fees)	34.40
Larimer County Treasurer (prop. taxes)	73.56
Holiday Inn-Estes Park (Annual meeting)	269.65
United Bank, Boulder (service chg.)	.45
	<u>\$ 3,913.12</u>
***Transfer of funds to Savings Acct.	\$ 5,000.00

Cash Receipts: (for period 1-1-78 to 5-6-78):

Receipts from 1978 assessments	\$ 2,610.00
Receipts from past due assessments	372.50
Larimer County Disaster Relief Fund	11,555.61
R.L.A. Flood Acct. (to close acct.)	4.03
Reimbursements for Dinners at Annual Meeting	119.00
***Interest-Savings Acct.-United Bank	30.55

Cash on hand-United Bank, Boulder (5-6-78)	\$ 6,252.96
Savings Acct-United Bank, Boulder (5-6-78)	<u>5,101.92</u>
TOTAL CASH RESERVES (As of May 6, 1978)	<u>\$11,354.88</u>

1978 EXPENSES (1-1-78 to 5-6-78), by categories:

Postage	\$ 86.38	Legal & Accting.	\$ 305.06
Meetings	281.98	Insurance	-----
Taxes & Lic.	73.56	Miscellaneous	--.45
Landscape Maint.	459.40	Mileage Reimburs.	113.00
Road Maint.	2,110.00		<u>\$ 3,913.12</u>
Secretarial Service	13.55	ADJUSTMENTS:	
Telephone	90.40	Transfer of funds	
Office supp.& Print.	79.34	to Savings acct.	<u>\$ 5,000.00</u>
Newsletter	300.00	TOTAL DISBURSM'TS	<u>\$ 8,913.12</u>
		(to date)	



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

July 9 1978

The meeting was called to order at 10:04 A.M. Those present were: Ernie Conrad, President; Joe Jackson, Board Member; Mike Harris, Treasurer; Cheryl Fellhauer, Board Member; Ed Richards, landowner; Sy Kleinman, landowner.

ANNOUNCEMENTS

Ernie Conrad announced that The Rocky Mountain Metropolitan Recreation District is taking the necessary steps to include The Retreat Subdivision in their taxing district. This district was formed in 1959 at which time The Retreat was agriculture land. Therefore this area was not taxed but was still in the district.

The telephone has been installed at the Rockbrook Museum and is operational.

APPROVAL OF MINUTES

The minutes of the last meeting were reviewed. There were no corrections or additions. Ernie made a motion that the minutes be approved. Mike Harris seconded. The minutes were approved.

TREASURER'S REPORT

Mike Harris submitted a written report which is attached to these minutes. Mike reported that 160 landowner units have paid their 1978 assessment. He then reviewed the list of those who have not paid their assessment. Ernie read a letter he sent to Mike Harris suggesting that at the meeting of July 9, 1978 the Board of Directors discuss initiating legal action against those landowners who are three years in arrears on their assessment. Mike Harris explained that in Small Claims Court the RLA would have to file in the county in which the landowner lives, the alternative is to go to County Court where the RLA can file against the landowner in Larimer County but will have to pay a filing fee. Ernie suggested adding the filing fee to the assessment in the case of a default judgement against the landowner. Mike then said that he will file the forms but because of personal business he will not be able to attend all the proceedings if they are scheduled for autumn. Mike also suggested that the board look for someone to replace him as treasurer when his term is ended.

Ernie Conrad then read a letter he sent to Mr. and Mrs. Gerald Spencer on July 2 1978 concerning the payment of their assessment for 1976, 1977 and 1978. Marcella Bicknell then read a letter hand delivered to her by Mr. Gerald Spencer on July 8, 1978. Mike Harris made a motion that Gerald Spencer be asked to be Chairman of the nominating committee for the 1979 election of board members. Ernie Conrad seconded. The motion was approved.

There was more discussion on delinquent assessments. Ernie Conrad made a motion that the treasurer have the lawyer send the final letter to those twelve members who are three years in arrears in their assessment. If there is no response within 10 days, then either the treasurer or lawyer can take action by filing suit in Small Claims Court or County Court. Cheryl Fellhauer seconded. The motion was approved.

Joe Jackson made a motion that the treasurer's report be approved. Mike Harris seconded. The report was approved.

BEEBLE CONTROL

Cheryl Fellhauer reported that 225 beetle killed trees have been cut and removed by the woodcutter. The late faders are now being cut and removed. David Coe, the contractor, is doing a good job.

THE RETREAT LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

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The board agreed that Mr. Coe should be asked to take the RLA beetle Control contract for 1979. Cheryl will inquire about this. Cheryl agreed to take the chairmanship of the Beetle Control Committee for 1979. She will look for an assistant. Cheryl made a motion to allow the treasurer to issue a check for payment of the bill for beetle control upon approval of the completed job by Cheryl Fellhauer and Ernie Conrad. Joe Jackson seconded. The motion was approved.

MAIN ENTRANCE SIGN

The sign is in the process of being made.

SUMMER PICNIC

Sy and Jackie Kleinmen are the chairpersons for the Summer Picnic. Sy reported that the notices for the picnic have been mailed. He asked the board members for any suggestions. Ernie Conrad made a motion to advance \$100 to Sy Kleinmen for picnic supplies. Sy will send all receipts to Mike Harris. If the supplies come to more than \$100 Mike Harris may reimburse Sy Kleinman. Joe Jackson seconded. The motion was approved.

REZONING REQUEST

The County Commissioners rejected a plea by Walter Maitland to rezone 20 acres at the entrance of The Retreat from O-open to T-tourist. The request was rejected on the basis that the usage would be incompatible with the surrounding properties. Sy Kleinman suggested that the zoning issue be on the agenda for the 1979 Annual Meeting. There was discussion on this matter. Ernie then read several letters from landowners on the rezoning.

ANNUAL MEETING

A tentative date of January 13, 1979 was set for the Annual Meeting. It will be held at the Holiday Inn of Estes Park. Sy Kleinman suggested that changing the date of the Annual Meeting to the summer be an item on the agenda. Dr. Ed Richards will draw up a proxy for this meeting.

NEWSLETTER

Mike Harris reported that Marg Hjelmstadt would like to do the editing for the newsletter and have another chairman to collect the articles and other materials. Mike will contact Mrs. Flood who signed up to help on the Newsletter Committee.

ROAD MAINTAINANCE

Al Matlock was not present. Ernie reported that Dunraven Glade Rd. should be completed by the end of the summer. Landowners should notify Al Matlock of any problems with the roads.

ACC

Dennis Bicknell submitted a written report. The ACC has approved one application for Mr. Barlow since the last meeting. There are no pending applications.

MAITLAND'S DEVELOPMENT REPORT

There is essentially no change since the last meeting. The lawyers are still working on the agreement between the RLA and Mr. Maitland.

MILLER FORK STREAM STOCKING.

The full length of the Miller Fork was stocked with 420 cutthroat trout and 500 rainbow trout on June 30, 1978.

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LAND EXCHANGE PROJECT

The RLA has been unable to obtain a suitable 40 acre site to trade with the Forest Service.

BILLS

Marcella Bicknell-\$112.19-expense reimbursment; Cline Trout Farm-\$532-stream stocking; Ernie Conrad-\$93.67-expense reimbursment; Dennis Bicknell-\$34.79-expense for road sign; Sy Kleinman-\$100-picnic expense advance; Mike Harris-\$39.57-expense reimbursment; Joe Jackson-\$22.00-expense reimbursment; Cheryl Fellhauer-\$35.30-expense reimbursment; Marcella Bicknell-\$62.50-sec. services. Mike made a motion that the bills be approved. Joe Jackson seconded. The bills were approved.

The meeting was adjourned at 12:30 P.M. The next meeting will be held on September 10, 1978 at 10 A.M. at Mike Harris' house in Boulder, Co.

Respectfully Submitted

Marcella Bicknell
Marcella Bicknell, corr. sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT

(As of July 8, 1978)

Cash on hand-United Bank, Boulder (5-6-78)	\$ 6,252.96
Savings Acct-United Bank, Boulder (5-6-78)	<u>5,101.92</u>
TOTAL CASH RESERVES (May 6, 1978)	\$11,354.88

Cash Disbursements (for period 5-7-78 to 7-8-78):

H & L Construction (road maint.)	\$ 2,500.00
J.L. Griffin (accounting)	275.00
Lamm, Young, & Reimer (legal)	297.00
H. & L. Construction (road maint.)	440.00
Community Assoc. Institute (misc.)	50.00
Mike Harris (expense reimb.)	31.32
Ernie Conrad (expense reimb.)	95.51
Cheryl Fellhauer (expense reimb.)	135.53
Marcella Bicknell (expense reimb.)	101.27
Community Assoc. Institute (misc.)	12.00
Bill Masters (expense reimb.)	15.80
Marcella Bicknell (landscape maint.)	55.34
Joe Jackson (expense reimb.)	22.00
Marcella Bicknell (sec. services)	62.50
Fred James Insurance Co. (insurance)	<u>2,467.00</u>
	\$ 6,560.27
*** Transfer of funds to Savings Acct.	\$ 5,000.00

Cash Receipts (for period 5-7-78 to 7-8-78):

Receipts from 1978 assessments	\$2,150.00
Receipts from past due assessments	333.66
Larimer County Disaster Relief Fund	7,056.00
Performance Bond (D. Coe)-Beetle Tree Cutting	<u>100.00</u>
	\$9,639.66

Cash on hand-United Bank, Boulder (7-8-78)	\$ 4,332.35
Savings Acct-United Bank, Boulder (7-8-78)	<u>\$10,101.92</u>
TOTAL CASH RESERVES (As of July 8, 1978)	\$14,434.27

1978 EXPENSES (1-1-78 to 7-8-78), by categories:

Postage	\$ 168.46	Legal & accting.	\$ 877.06
Meetings	288.99	Insurance	2,467.00
Taxes & Lic.	73.56	Miscellaneous	62.45
Landscape Maint..	650.27	Mileage Reimb.	187.60
Road Maintenance	5,050.00	TOTAL EXPENSES.....	<u>\$10,473.39</u>
Secretarial Serv.	94.80	ADJUSTMENTS:	
Telephone	145.51	Transfer of funds	
Office Sup.&Print.	107.69	to Savings Acct.	<u>\$10,000.00</u>
Newsletter	300.00	TOTAL DISBURSEMENTS	\$20,473.39
		(to date)	



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

Mike Harris's House, Boulder, Colorado

September 13, 1978

The meeting was called to order at 6:40 p.m. with all members present. Dennis Bicknell was also present.

ANNOUNCEMENTS

Ernie announced the dates for hunting season this year. They are as follows: deer season, October 14; elk season, October 21 through 29; combined season, November 4 through 14 and late season, December 9 through 24.

APPROVAL OF MINUTES

The minutes of the previous meeting were reviewed. Ernie made a motion that the minutes be approved. Joe Jackson seconded. The minutes were approved.

TREASURER'S REPORT

Mike Harris submitted a written treasurer's report which is attached to these minutes. He reported that five current assessments and two past due assessments have been received since the last meeting. The final letters have not been sent to those members who are three years in arrears on their assessments. Mike explained that he is unable to follow up on the legal actions and hopes to have someone take over the treasury in January. Ernie suggested that Mike have the lawyer send the final letter to those past due assessments. The second notice for payment of the 1978 assessment will be sent before the next board meeting. Three checks were issued after the July board meeting which were approved by Ernie Conrad and Cheryl Fellhauer. Two checks were to David Coe for beetle control and one check to Frontier Agency for liability insurance. Joe Jackson made a motion that the treasurer's report be approved. Cheryl Fellhauer seconded. The motion was approved.

BEETLE CONTROL

Cheryl Fellhauer reported that David Coe has submitted a letter indicating his interest in obtaining the beetle control contract for 1979. The board was informed that George Richard is interested in helping with the beetle control. Cheryl will contact Mr. Richard.

MAIN ENTRANCE SIGN

The main entrance sign was installed and the small sign moved to the back entrance by Dennis Bicknell with the help of Andrew and Peter Bicknell and Ross Spencer.

ANNUAL MEETING

The date of the annual meeting was discussed. Joe Jackson made a motion that the meeting be on January 20, 1979 with January 13, 1979 as an alternate date. Bill Masters seconded. The motion was approved. The meeting will be held at the Holiday Inn of Estes Park. There was a discussion concerning the proxy's and the board decided to continue with the proxy taking Dr. Richards ideas into account. The election of board members will be done by ballot. A survey letter will be sent to all landowners concerning the date of the annual meeting.

NOMINATING COMMITTEE

Gerald Spencer has informed Ernie Conrad that he does not wish to be chairman of the nominating committee. Ernie made a motion that the nominating committee consist of Ernie Conrad, Joe Jackson and Marcella Bicknell. Joe seconded the motion. The motion was approved. The following people were nominated to run for the board of directors at the annual meeting in January 1979; Gerald Spencer, John Barlow, Claude Camerzell, Edmond Richards, Bill Masters, John Carroll, Albert Dill, Jim Piersel, Tom Bennett, Clinton Miles, Al Skeinner,

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BOARD OF DIRECTORS MEETING

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Harry McDonald, John Markham. Joe Jackson will prepare a letter asking the nominees if they will agree to be candidates for the board of directors.

ROAD MAINTAINANCE

The old bridge on Black-Creek Road has been removed and other problems corrected. The start of the rear entrance is very rocky and needs repair. Bill Masters made a motion to notify Al Matlock to fix the rear entrance with 3 to 4 loads of road material and then grade it out. Joe Jackson seconded. The motion was approved.

ACC

Dennis Bicknell reported that one cabin application has been approved for Mr. Norris. The ACC had a meeting this past summer. The ACC will work towards getting guide lines as to what can be done in The Retreat to supplement and clarify the covenants.

LAND EXCHANGE PROJECT

Ernie reported that he is still working on the land exchange project with the Forest Service. There is a realtor with a 20 acre site that could be exchanged with the Forest Service, however, the owner of this 20 acre site may want to exchange this land himself. It is a slow process.

MAITLAND'S DEVELOPMENT REPORT

The document between the RLA and Mr. Maitland has been completed. This document was sent to all the board members for consideration before this meeting. There was a lengthy discussion about this document. Joe Jackson questioned paragraph 5.3 and 2.1. He pointed out that according to the document the RLA Board of Directors must amend the by-laws to enable the Bulwark Ridge Owners Association to become members of the RLA. Joe suggested getting a legal opinion on paragraph 2.1 before amending the by-laws or agreeing to the section. There was further discussion on paragraph 2.1 and on amending the by-laws/ Ernie made a motion to sign the agreement and in conjunction with signing the agreement amend the by-laws and pass a resolution to grant the special membership privileges to the Bulwark Ridge Owners Association tonight. The motion died for lack of a second. Ernie made a motion that a special meeting be set up to further discuss the agreement. The motion died for lack of a second. It was then suggested that Ernie phone Mr. Babcock and ask his opinion. The phone call was made and Mr. Babcock recommended that the board pass a resolution for approval to authorize the signing of the agreement by the Secretary and President but not sign it until an addendum defining the rights and benefits under article 2.1 that is acceptable to the board of directors is received. Ernie made a motion that the board approve the agreement dated August 1, 1978 between the RLA, Maitland and the Bulwark Ridge Owners Association but hold off signing it until the board receives an acceptable addendum to article 2 of the agreement and that this agreement be entered into the permanent minutes of the RLA. Joe Jackson seconded. The motion was unanimously approved. Ernie made a motion that we amend the by-laws as follows. Under article 6 section 4 Special Memberships-delete the following words out of section 4, "For periods not to exceed thirty(30) days." Bill Masters seconded. The motion was unanimously approved. Ernie then made the following resolution. Be it resolved that members of the Bulwark Ridge Owners Association shall be classed as special members of the RLA as set forth in the agreement approved at the board meeting between the Bulwark Ridge Owners Association, The RLA and Maitland. Bill Masters seconded. The motion was unanimously approved.

NEWSLETTER

Due to the late hour the newsletter report was tabled until the next meeting.

BILLS

Sy Kleineman-\$20.30=balance of picnic expenses; Dwight's Service Repair-\$250=road grading; M.H. Dufford-\$100=road sign; Hartwell, Babcock, White-\$74.89=legal fee; Dennis Bicknell-\$27.87=road sign paint; Marcella Bicknell-\$23.63=

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Joe Jackson-\$12.00-expense reimbursement; Cheryl Fellhauer-\$8.20-expense reimbursement; Bill Masters-\$5.80-expense reimbursement. Mike made a motion that the bills be approved. Cheryl seconded. The bills were approved.

The meeting was adjourned at 11:00 p.m. The next meeting will be held on Sunday November 5, 1978 at Ernie's house in Glen Haven.

Respectfully Submitted

Marcella Bicknell

Marcella Bicknell, sorr. sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

AGENDA FOR RLA BOARD MEETING

Wednesday, September 13, 1978 6:00 p.m.

Mike Harris's Home, Boulder, CO.

1. Announcements - *HUNTING SEASONS*
2. Secretary's Report - Marcella
3. Treasurer's Report - Mike Harris
4. Beetle Control - Cheryl Fellhauer *GEORGE RICHARDS*
5. Main Entrance Sign - Laurene Nicholl
6. Annual Meeting - Ernie - *G.H.V.F.D. - SPEAKER FOR ANNUAL MEETING*
JAN 20, 1979
7. Nominating Committee - Ernie ✓
8. Road Maintenance Report - Al Matlock ✓
9. ACC Report - Dennis Bicknell ✓
10. Maitland's Development Report - Ernie ✓
11. Newsletter Report - Mike ✓
12. Land Exchange Project - Ernie
13. Bills ✓
14. Adjournment *SUNDAY, NOV. 5TH 1978 10:00AM*
ERNIE PRYTHOUSE



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT (as of Sept. 12, 1978)

Cash on hand-United Bank, Boulder (July 8, 1978)	\$ 4,332.35
Savings Acct-United Bank, Boulder (July 8, 1978)	<u>10,101.92</u>
TOTAL CASH RESERVES (July 8, 1978).....	\$ 14,434.27

Cash Disbursements (for period 7-8-78 to 9-12-78):

Marcella Bicknell (expense reimburs.)	\$ 112.19
Cline Trout Farms (stream stocking)	532.00
Ernie Conrad (expense reimburs.)	93.67
Dennis Bicknell (road maint.-signs)	34.79
Sy Kleinman (picnic expenses)	100.00
Mike Harris (expense reimburs.)	39.57
Joseph K. Jackson (mileage reimburs.)	22.00
Cheryl Fellhauer (expense reimburs.)	35.30
Marcella Bicknell (secretary services)	62.50
David D. Coe (landscape Maint.)	1,364.00
David D. Coe (return perf. bond)	100.00
Frontier Agency (insurance)	<u>130.00</u>
	\$ 2,626.02

Cash Receipts (for period 7-8-78 to 9-12-78):

Receipts from 1978 assessments	\$ 150.00
Receipts from past due assessments	<u>200.00</u>
	\$ 350.00

** Interest credited-Savings Acct, United Bank, Boulder \$ 115.67

Cash on hand-United Bank, Boulder (Sept. 12, 1978)	\$ 2,056.33
Savings Acct-United Bank, Boulder (Sept. 12, 1978)	<u>\$ 10,217.59</u>
TOTAL CASH RESERVES (as of Sept. 12, 1978).....	\$ 12,273.92

1978 EXPENSES (1-1-78 to 9-12-78), by categories:

Postage	\$ 262.84	Legal & accting.	\$ 877.06
Meetings	293.48	Insurance	2,597.00
Taxes & Lic.	73.56	Miscellaneous	62.45
Landscape Maint.	2,032.17	Mileage Reimb.	<u>264.50</u>
Road maintenance	5,084.79	TOTAL EXPENSES.....	\$12,999.41
Secretarial Serv.	173.30		
Telephone	213.18	ADJUSTMENTS:	
Office Sup. U Print.	133.08	Transfer-Savings	\$10,000.00
Newsletter	300.00	Return Perf. bond	<u>\$ 100.00</u>
Summer Picnic	100.00		
Stream Stocking	532.00	TOTAL DISBURSEMENTS	\$23,099.41
		(to date)	



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

November 5, 1978

The meeting was called to order at 10:30 A.M. with all members present. Also present were Dennis Bicknell, committee chairman, Al Matlock, committee chairman, Annette Matlock, Jerry Spencer and Ed Richards, land owners.

ANNOUNCEMENTS

Ernie announced that a letter has been sent to the Glen Haven Fire Department asking one of its members to speak at the Annual Meeting.

It is felt that more communication on a more frequent basis be sent to the general membership.

SECRETARY'S REPORT

Ernie entertained a motion to approve the minutes of the previous meeting. Mike Harris so moved. Joe Jackson seconded. The minutes were approved.

Ernie reported that the addendum to the agreement between Walter Maitland, Bulwark Ridge Owners Association and The RLA has been approved and signed. The addendum and the agreement have been entered into the official minute book.

TREASURER'S REPORT

Mike Harris submitted a written treasurer's report which is attached to these minutes. He reported that assessments are still coming in and the treasury is running close to budget. A letter has been sent to the legal firm of Lamm and Young instructing them to send the attorney's letter to those landowners who are over \$100 delinquent in their assessments. The new treasurer will hopefully pursue the prescribed course of action on these overdue assessments.

Mike submitted an estimated budget for 1979. This budget is based on expenditures in the past. Mike explained that the RLA is spending at a rate of approximately \$60 per landowner unit. He feels that the general membership should be informed of this at the Annual Meeting. The board must decide on the amount of the assessment for 1979. There was discussion on this matter. It was suggested that the assessment be \$40 for 1979 and then raised to \$65 or \$70 for 1980. Jerry Spencer asked why the cost of road maintenance was higher this year than in previous years. Mike explained that this year is the most representative of the cost of road maintenance because; in 1972 and 1973 Escape Properties did much of the road maintenance, in 1976 and 1977 the roads were destroyed and being rebuilt due to the flood, and in 1974 and 1975 some of the back filings were not open. The budget was discussed further and some changes were made as agreed to by the board. Mike made a motion that the budget be accepted as revised for a total of \$12,950 estimated expenses and \$5370 cash reserve and an assessment of \$40 per landowner unit. Joe Jackson seconded. The motion was approved.

Mike reported that he has recently learned that Walter Maitland obtained more lots from the law suit than previously known. Some of these lots have past due assessments. The question is if Mr. Maitland should be asked to pay these past assessments. Ernie said that Mrs. Maitland has indicated they would not pay these past due assessments.

BILLS

Dwight's Service and Repair-road maintenance-\$453.66; Ernie Conrad-\$82.42-expenses; Bill Masters-\$15.80-expenses; Joe Jackson-\$22.- expenses; Cheryl Fellhauer-\$17.20-expenses; Mike Harris-\$32.56-expenses; Marcella Bicknell-\$187.50-secretarial services for 3 quarters; Marcella Bicknell-\$95.98-expenses. Mike Made a motion that

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BOARD OF DIRECTORS MEETING

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the bills be approved and paid as stated. Ernie seconded. The motion was approved.

Mike made a motion that the RLA use the services of John Griffin, EPA, to do the annual audit and file the IRS forms. Ernie seconded. The motion was approved.

BEEBLE CONTROL

Cheryl Fellhayer reported that she had spoken to George Richard but it is undecided if he will take chairmanship of the Beetle Control Committee. David Coe will be contacted and asked to take the RLA contract for the 1979 Beetle Control Program., The tree marking is scheduled to take place on January 27 and 28, 1979. Jerry Spencer asked if the wood cutter could cut and spray inaccessible trees. Ernie explained that the problem with that is staying within the budget. Inaccessible trees are more expensive. It was agreed that a letter be sent to all landowners stating that should beetle trees be found on their property the Beetle Control Committee will cut them down unless otherwise notified. This letter will be sent with the annual meeting notice.

MAIN ENTRANCE DEVELOPMENT REPORT

Ernie reported that there would be a rezoning hearing to change the zoning of the piece of land at the entrance of The Retreat known as lot 16 Crozier Mountain Subdivision 2 from O-open to E1-estate. This E1 zoning would allow the land to be subdivided into lots and sold for residential use. It may be possible for this development to become a part of The Retreat under the same covenants and assessments fees.

Mr. Curt Smith, a planning consultant representing Mr. Walter Maitland was introduced. Mr. Smith then gave a presentation of the analysis of the property and one plan for it's development if it is rezoned. Mr. Smith also said that he has spoken to Mr. Maitland about the possibility of this subdivision coming into The Retreat and Mr. Maitland seemed agreeable of this. The Planning Commission will meet on Wednesday November 8, 1978 to hear the rezoning request. There was extensive discussion on this matter and many questions were directed to Mr. Smith. Mr. Smith agreed to speak to the general membership at the Annual Meeting.

Joe Jackson made a motion that the Board of Directors of the RLA support the residential rezoning request of lot 16 Crozier Mountain Subdivision 2. Bill Masters seconded. The motion was approved. It was agreed that Ernie send a letter supporting the rezoning to the Planning Commission.

There followed much discussion on sending this information to the landowners. It was agreed that Dennis Bicknell and Ernie Conrad draw up a fact sheet to be sent to all landowners with the annual meeting notice. This sheet will first be sent to the board members for review and recommendation.

LAND EXCHANGE PROJECT

Ernie reported that Mr. and Mrs. Ed Davis are working with the Forest Service to exchange a parcel of their land for the 40 acres of National Forest in The Retreat. They hope to use this land for a cabin site and possibly divide it into no more than 4 lots sometime in the future. The Davis' have submitted a letter to the board outlining their proposal. The letter is attached to these minutes. The Davis' will be invited to a future board meeting.

ROAD MAINTAINANCE

Al Matlock reported that the back entrance has been repaired and is in good condition. There is a plugged culvert at the end of filing 5 which will need work. The roads will be graded with the next substantial snowfall. The contractor has new machinery for use at the same

THE RETREAT LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

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cost. Al will write and information sheet to be sent to all landowners with the annual meeting notice. The corner of Miller Fork Rd and Dunraven Glade Rd. should be referred to the Forest Service.

ANNUAL MEETING

The Annual General Meeting will be held on January 13, 1978 at 1:00 P.M. at the Holiday Inn of ESTES PARK. There was much discussion on proxy's. It was agreed that the proxy's be sent with a ballot for the election of board members with a space for write ins. Also the fact sheet should ask the landowner for guide oines on how he would like his proxy voted. Ernie will draw up an agenda with a time limit for discussion of each item..

NOMINATING COMMITTEE

Joe JACKSON reported that from the 16 members put in nomination there were 8 positive and 2 negative respomses. Those agreeing to run for election are; Bill Masters, John Carroll, Tom Bennett, Ed Richards, John Barlow, Jerry Spencer, Harry McDonald and Jim Piersel. This is to elect 3 board members for 2 year terms. Joe will ask each nominee to write a short synopsis of himself to send with the ballot.

ACC

Dennis Bicknell reported that CHEster Goodheart has sold his lot and resigned from the ACC. Other ACC members are running for the Board of Directors which leaves a potential for more openings on the ACC. He explained that per by-law the ACC can accept resignations and re-appoint. Dennis reported that he has spoken with Austin Condon of the Forest Service and the Forest Service feels that they own and control Dunraven Glade Rd. In the future the Forest Service will be notified of any driveway construction off of Duhraven GLade Rd.

The driveway application for Cowen and Shockley was not approved and they are currently in violation of the covenants.

SURVEY REPORT

Marcella Bicknell reported that the survey letter was sent to all landowner units which totald 208. Of that number 68 responded as follows. 41 to amend the by-law, 25 to not amend the by-law and 2 to do either. She also reported that the landowners had many different long range plans for the RLA. The survey sheets were presented to the board for consideration. Joe JACKSON made a motion to amend the by-laws to change the annual meeting to the third quarter of the calendar year. Cheryl Fellhauer seconded. There was discussion on this matter. Joe said that he made the motion because it appears that the majority of the responding landowners want the by-law amended. Jerry Spencer said that the petiton signed by landowners at the ' summer picnic asked that the meeting be in JULY or August. Joe JACKSON amended his motion to read July or August instead of the third quarter. Cheryl Fellhauer seconded. The petition was read by the bpard members. A role call vote was taken. Joe JACKSON-yes, Mike Harris-yes, Cheryl Fellhauer-yes, Bill Masters-yes, Ernie Womrad- yes. The motion was passed. Necessary amendments to the other affected by-laws will be done at a later meeting. There will be two general meeting in 1979.

NEWSLETTER

Mike Harris suggested that a low cost, non-picture, print-only newsletter be sent more often. Jerry Spencer offered to do line drawings and cartoons if they are wanted.

Mike Harris made a motion that the meeting be adjourned. Joe seconded. The meeting was adjourned at 2:35 P.M. The next meeting will be held at 10:00 A.M. January 13, 1979 at the Holiday Inn of Estes Park.

Respectfully Submitted, *Marcella Bicknell*
Marcella Bicknell, corr. sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT (as of Nov. 4, 1978)

Cash on hand-United Bank, Boulder (Sept.12,1978)	\$ 2,056.33
Savings Acct-United Bank, Boulder (Sept.12,1978)	<u>10,217.59</u>
TOTAL CASH RESERVES (Sept. 12,1978).....	\$ 12,273.92

Cash Disbursements (for period 9-12-78 to 11-4-78):

Sy Kleinman (picnic expenses)	\$ 20.30
Dwight's Service & Repair (road maint.)	250.00
M. H. Dufford (road maint.)	100.00
Hartwell, Babcock & White (legal fees)	74.89
Dennis Bicknell (road maint.)	27.87
Marcella Bicknell (expense reimburs.)	23.63
Joseph K. Jackson (mileage reimburs.)	12.00
Ernie Conrad (expense reimburs.)	59.01
Cheryl A. Fellhauer (mileage reimburs.)	8.20
Bill Masters (mileage reimburs.)	<u>5.80</u>

TOTAL DISBURSEMENTS (for period)..... \$ 581.70

Cash Receipts (for period 9-12-78 to 11-4-78):

Receipts from 1978 assessments	\$ 372.84
Receipts from past due assessments	<u>\$ 240.00</u>

TOTAL RECEIPTS (for period) \$ 612.84

**Interest credited to UBB Savings Acct..... \$ 128.77

Cash on hand-United Bank, Boulder (Nov.4,1978)	\$ 2,087.47
Savings acct-United Bank, Boulder (Nov.4,1978)	<u>\$ 10,346.36</u>
TOTAL CASH RESERVES (as of November 4,1978).....	\$ 12,433.83

1978 EXPENSES (1-1-78 to 11-4-78), by categories:

Postage	\$ 268.03	Legal & accting	\$ 951.95
Meetings	293.48	Insurance	2,597.00
Taxes & licenses	73.56	Miscellaneous	65.24
Landscape maint.	2,032.17	Mileage reimburs.	<u>310.50</u>
Road maintenance	5,462.66	TOTAL EXPENSES.....	\$13,581.11
Secretarial serv.	186.80	ADJUSTMENTS:	
Telephone	243.14	Transfer-(Savings acct)	\$10,000.00
Office sup.&print.	144.28	Return Perf. bond	<u>\$ 100.00</u>
Newsletter	300.00	TOTAL DISBURSEMENTS	\$23,681.11
Summer picnic	120.30	(to date)	
Stream stocking	532.00		



RETREAT LANDOWNERS ASSOCIATION, INC.

UNCOLLECTED ASSESSMENTS

(as of Nov. 4, 1978)

Maynard C. Avey	\$ 65.00	Joseph M. Long	\$ 115.00
Karen T. Bell	30.00	M.L.C. Corp.	90.00
Carol Blackwell	155.00	Charles Mand, J. Hendrix	30.00
William Breen	30.00	Alvin Matlock	30.00
Romeo Comeau	30.00	Carl Miller	30.00
Michael Current	65.00	Michael Sabbeth	45.00
Edward DePasque	30.00	Joyce Soth	155.00
Thomas Y. Funston	115.00	Timothy P. Sullivan	120.00
J. Goldstandt & K. Hurst	150.00	R. Emerson Thomas	30.00
Thomas Hallstrom	90.00	John E. Ventresca	30.00
Jack Hart	80.00	Charles Wilkinson	180.00
David Hedlund	30.00	R.C. Christensen	260.83
Karl Heister	30.00		
J. Hornbuckle, R. Sciombato	40.00		
R. Jaffee	115.00		
Dana Johnson	30.00		
D. Johnson, S. Winter	30.00		
Charles Kenevan	110.00		

TOTAL OUTSTANDING
ASSESSMENTS\$ 2,340.83

Edwin L. Davis

Attorney

1916 South Nemo Street

Denver, Colorado 80232

October 22, 1978

Telephone

303-750-0881

Board of Directors
The Retreat Landowners Association, Inc.
P. O. Box 28
Glen Haven, Colorado 80532

Re: 40 Acres - National Forest Service Land

Gentlemen:

This letter concerns the exchange now pending with the Forest Service regarding the above 40 acres. The undersigns are negotiating such exchange for acreage which we own that is desired by the Forest Service.

In accordance with our recent conversation with your President, Ernie Conrad, we propose the following concerning such exchange:

1. We want to become members of your Retreat Landowners Association and will agree to comply with all covenants, restrictions, bylaws, etc. attendant to such membership. Our present intention is to keep the 40 acres in tact and eventually build a cabin on it for our use.

2. In the event that someday we decide to sell such 40 acres, we will give the Association first right of refusal to purchase such 40 acre tract.

3. In the event we ever decide to subdivide such tract, we will agree not to divide such tract into more than four pieces.

4. In addition, we will try to adjust any boundary discrepancies involving lots adjacent to the 40 acre tract so that each owner ends up with what he thought he had when he purchased such lot--that is, we will agree to shift the 40 acre boundary so that the lot owners who have more than they thought they purchased are offset by those who have less than they thought they purchased. This boundary adjustment is of course predicated on all adjacent lot owners agreeing to same--i. e. the "long" lot owners who are "long" will have to agree to give us any claim to the "extra" land in order that the "short" lot owners can be made whole.

In consideration for the above agreement, we would want the Association and all lot owners adjacent to the 40 acres in question to agree that we would have use of all the roads in the subdivision for access to the 40 acres and that no objection or complaint

Board of Directors, October 22, 1978, page 2

would be made to the Forest Service regarding such exchange with the undersigns.

The above agreement would make all covenants, grants of right-a-way, etc. to "run with the land."

We would like to emphasize that we are most desirous of working with your Association in every possible manner and to become a "good neighbor."

After the Board has had an opportunity to discuss the above proposal, please let us hear from you.

If you would like for us to appear before the Board to discuss the above proposal, please advise.

We do think that we should enter into some sort of a written agreement which sets forth the items enumerated.

Sincerely,


Wanda Davis


Edwin L. Davis



RETREAT LANDOWNERS ASSOCIATION, INC.

Box 28, Glen Haven, CO 80532

November 6, 1978

Larimer County Planning Commission
Box 1458
Ft. Collins, CO 80522

RE: Rezoning Petition of Lot 16, Crozier Mt. Subdivision No. 2

Gentlemen:

The Board of Directors of the Retreat Landowners Association at their board meeting on Sunday, November 5, 1978, heard a presentation by Mr. Curtis E. Smith concerning the future development of Lot 16, Crozier Mt. Subdivision No. 2, Larimer County. This parcel of land is located at the main entrance to the Retreat Subdivision between Glen Haven and Drake. In his presentation Mr. Smith outlined the proposed subdivision and rezoning of this parcel of land.

After the presentation the Board of Directors passed a resolution recommending to the Larimer County Planning Commission favorable approval on the request to rezone Lot 16, Crozier Mt. Subdivision No. 2 from O-open to Residential.

At the meeting Mr. Smith presented maps and sketches showing a total of eight residential lots. The Board of Directors expressed the desire that the new lots be part of the Retreat Landowners Association and covered by the Protective Covenants of the Retreat and entitled to the same rights, obligations and services by the Retreat Landowners Association. Mr. Smith felt that this would be a good arrangement.

Please send me a copy of the minutes of the Planning Commission meeting to be held on November 8, 1978 concerning this specific rezoning request.

Sincerely yours,

Ernie Conrad, President, and for the Board of Directors

cc. Larimer County Board of Commissioners
Mr. Curtis Smith
Marcella Bicknell, BIA Secretary

EG/ckr

COPY



RETREAT LANDOWNERS ASSOCIATION, INC.

Box 28, Glen Haven, CO 80532

November 9, 1978

Mr. & Mrs. Edwin L. Davis
1916 South Nome Street
Denver, Colorado 80232

Dear Mr. & Mrs. Davis:

At the Retreat Landowners Board Meeting on Sunday, November 5, 1978 we discussed your letter dated October 22. The Board was favorably impressed by your proposal as outlined, concerning the National Forest 40-acre exchange. They feel that your ownership of the land under the conditions set out in your letter would be harmonious and compatible with the Retreat Subdivision.

The Board of Directors as an association would not object to the pending trade. However, they cannot speak for the individual and/or adjacent landowners. They would like to invite you to come to a future board meeting so we can discuss this further. It is our understanding that the trade probably will not take place in the very near future.

The Landowners Association will be electing three (maybe four) new directors in January, and I feel it would be best for you to contact the new Board after the election. If you have any questions, please feel free to contact me.

Sincerely yours,

Ernie Conrad, President

EC/ckr

cc. M. Bicknell, Secretary



Rocky Mountain Metropolitan Recreation District



P. O. Box 98

Estes Park, Colo. 80517

586-4165

November 30, 1978

Retreat Landowners Assoc, Inc.
P.O. Box 28
Glen Haven Co. 80532

Dear Sir:

I am writing to you as manager of the Recreation District, and pursuant to the direction of the Board of Directors thereof.

The records of the Larimer County Assessor indicate that you are the owner (s) of the following described property:

Assessors TR "A"	The Retreat	1st
Assessors TR "B"	The Retreat	1st
Assessors TR "C"	The Retreat	1st
Assessors TR "A"	The Retreat	2nd
Assessors TR "B"	The Retreat	2nd
Assessors TR "A"	The Retreat	4th
PK	The Retreat	5th

Colorado law states that upon the formation of a recreation district, no tract of farm or ranch land of 40 acres or more used primarily for agricultural purposes shall be included in the District without the written consent of the owner(s) thereof.

At the time of the formation of the Rocky Mountain Metropolitan Recreation District, although the property which you now own was within the bounds of what became the District, your property was also within an area covered by the above statute. Therefore, it was excluded from the District at that time.

However, Colorado law further states that should the use of any tract of land which was originally excluded, pursuant to the above set forth provision, change from that of agricultural land, then such land shall no longer be excluded from the District, and, after due notice by the Board of Directors of the District to property owner(s) with right of hearing for said property owner(s) within a ten day period, shall be certified to the County Assessor for inclusion.

Please note the word "shall" in the latter provision of this statute.

It appears to the Board of Directors of the Recreation District that your property, having once been excluded, should now be included within the Recreation District.

The purpose of this statute is obviously one of equal treatment under this law. In other words, if property was originally excluded because it was within an area of 40 acres or more of agricultural land, it would not be fair for it to continue to be excluded once the change from agricultural use had occurred - - as all other nonagricultural property owners within the District have been included since the District was formed.

It is not the intent of the District to create any ill-will, and the Board of Directors realizes that there may be some who will object to having their lands now included. As set forth in the statute, you certainly have a right to be heard before the Board of Directors prior to your land being included in the District, and to notify you of your hearing date is the primary purpose for this letter. However, pursuant to the statute, the only real question would be whether or not the change from primary agricultural use has occurred.

This is not to say that the Board of Directors would not be happy, at your hearing, to answer any questions regarding the District you might have.

The following date and time has been set for your hearing, which will be held at the offices of the Recreation District, Estes Park:

690 Big Thompson Highway - December 12, 1978 - 7:00 P.M.

If you have any questions prior to the hearing date, please feel free to call me.

If the hearing date is unsatisfactory with you, but you do wish to appear, please call me and we can establish another date for you.

On the other hand, if you do not have any objections to this action and do not wish a hearing, I would very much appreciate learning of this so that perhaps I can schedule some other property owner for your time.

Thank you very much for your consideration.

Very truly yours,



Robert R. Diers, General Manager
Rocky Mountain Metropolitan Recreation District

What does inclusion in the Recreation District mean?

When the District was formed in 1955, the primary reason was to construct facilities for recreation use. A bond issue of \$230,000 was passed in 1957. A four mill levy was certified to help in retiring the General Obligation Bonds and create a fund for operations. The Bonds have been retired and the mill levy reduced to its present 2.31. The revenue generated by this levy cannot increase over 7% per year. Therefore we feel those properties which have been excluded but since have changed usage should be included. This broadens the District tax base and would result in a lower levy for those who have been supporting the District the past 22 years and not increase your taxes noticeably.

The District presently operates the two golf courses, ski area, tennis courts, pool, ballfields and underwrites ball programs, square dancing, swim team, senior programs, assists on horse trails, provides many picnic areas which includes trash service plus many other related activities. Our tax revenue amounts to only 10% of our operating budget with the remaining 90% being generated by user fees.

Two examples:	Home with assessed valuation-----	\$50,000
	X 30%	15,000
	X 2.31 mills	34.65 per year
	Lot only assessed valuation -----	5,000
	X 30%	1,500
	X 2.31 mills	3.47 per year
		(less than 1c per day)

As noted above, with a limit of 7% increase, maximum allowed per year, the Recreation District will not realize additional cash from this inclusion but it will spread the levy over the entire District which we feel is only fair.



RETREAT LANDOWNERS ASSOCIATION, INC.

BEETLE CONTROL - 1978

The 1978 Beetle Control Program for the Retreat was completed in mid-July by contractors David Coe and Vel Higby of Loveland, Colorado. On April 1, seventeen landowner volunteers marked (232) beetle trees. Landowners who had diseased trees on their property were notified and the contractors began cutting trees on April 22, 1978. Additional diseased trees were identified by the contractors, resulting in a final count of (341) trees cut and removed, and (10) sprayed, for a total cost of \$1,364.00.

The 1978 Beetle Program was not without its problems. A contract with United Wood Products had not been secured before the 1978 annual meeting and UWP had no time for the Retreat cutting. Other potential cutters were also booked at that late date. Several telephone calls and press releases in the local papers produced one reply. The contractors received a 111-day Forest Service permit to transport beetle infested trees to the valley. A contract was negotiated and cutting began April 22. Rain and snow in May, slowed progress but the contractors worked diligently and were able to complete the project before the estimated "beetle flight" date of July 15.

In a late May progress report, Coe and Higby expressed concern for the landowner's rights and wishes and quality workmanship. The Retreat Board of Directors was pleased with the cutting and removal job and has agreed to contract with them for the 1979 program.

The volunteers that braved a cool, damp day to mark trees deserve all of our thanks. Your continued concern and cooperation in the Beetle Control Program will assure an aesthetically pleasing experience at our Retreat.

Cheryl Felthauer
1978 Beetle Control Committee



RETREAT LANDOWNERS ASSOCIATION, INC.

ANNUAL TREASURER'S REPORT

12 Months ending December 31, 1978

Cash-Checking Acct.-United Bank, Boulder (Dec.31,1977)	\$ 504.94
Savings Acct.-United Bank, Boulder (Dec.31,1977)	<u>71.37</u>
TOTAL CASH RESERVES (Dec.31,1977):	\$ 576.31

Expenses during 1978	\$ 14,728.23
Other disbursements	100.00
Transfers to RLA Savings Acct.	<u>10,000.00</u>
TOTAL DISBURSEMENTS for 1978:	\$ 24,828.23

Receipts from landowner assessments:	\$ 6,739.79
Other receipts:	219.00
Receipts from Disaster Relief Fund:	18,615.64
Interest on RLA Savings Acct. (UBB, Boulder):	<u>274.99</u>
TOTAL RECEIPTS for 1978:	\$ 25,849.42

Cash-Checking Acct.-United Bank, Boulder (Dec.31,1978)	\$ 1,251.14
Savings Acct.-United Bank, Boulder (Dec.31,1978)	<u>10,346.36</u>
TOTAL CASH RESERVES (Dec.31, 1978):	<u>\$ 11,597.50</u>

1978 EXPENDITURES - BY CATEGORY:

Postage	\$ 352.58
Meetings	304.88
Taxes & Licenses	73.56
Pine Beetle Control	1,707.17
Road Maintenance	6,156.32
Secretarial Service	394.55
Telephone	259.79
Office Sup.&Print.	182.39
Legal & Accting.	951.95
Insurance (3yr.prem)	2,597.00
Mileage Reimb.	405.50
Newsletter	300.00
Common Area improv.	325.00
Stream Stocking	532.00
Summer picnic	120.30
Miscellaneous	65.24
TOTAL EXPENSES	\$ 14,728.23

ADJUSTMENTS:

Return Perf. Bond	\$ 100.00
(Beetle Control)	
Transfer to RLA	<u>10,000.00</u>
Savings Acct.	\$10,100.00

RETREAT LANDOWNERS' ASSOCIATION

1978 Expenditures - itemized

1-07	Hartwell & Babcock	LA	\$ 270.66	7-09	Cheryl Fellhauer	EX	\$ 35.30
"	Ernie Conrad	EX	63.69	"	Marcella Bicknell	SS	62.50
"	Marcella Bicknell	EX	57.55	7-14	David D. Coe	BC	1,364.00
2-17	Biser Construction	RM	1,750.00	"	David D. Coe	RF	100.00
3-18	Paul Mailloux	CM	325.00	8-10	Frontier Agency	IN	130.00
"	H&L Construction	RM	360.00	9-13	Sy Kleinman	PC	20.30
"	Walter Belz	EX	8.00	"	Dwight's Service	RM	250.00
"	Joseph Jackson	EX	20.40	"	M.H. Dufford	RM	100.00
"	Bill Masters	EX	31.60	"	Hartwell, Babcock	LA	74.89
"	Ernie Conrad	EX	52.60	"	Dennis Bicknell	RM	27.87
"	Marg Hjelmstad	NL	300.00	"	Marcella Bicknell	EX	23.63
"	Marcella Bicknell	BC	134.40	"	Joseph Jackson	EX	12.00
"	Marcella Bicknell	EX	96.12	"	Ernie Conrad	EX	59.01
"	Mike Harris	EX	65.04	"	Cheryl Fellhauer	EX	8.20
"	Hartwell & Babcock	LA	34.40	"	Bill Masters	EX	5.80
"	Larimer Cty. Treas.	TX	73.56	11-5	Dwight's Service	RM	453.66
"	Holiday Inn	MT	269.65	"	Ernie Conrad	EX	82.42
"	United Bank(Saving)	TR	5,000.00	"	Bill Masters	EX	15.80
5-08	H&L Construction	RM	2,500.00	"	Joseph Jackson	EX	22.00
5-13	J.L. Griffin	LA	275.00	"	Cheryl Fellhauer	EX	17.20
"	Lamm & Young	LA	297.00	"	Mike Harris	EX	32.56
"	H&L Construction	RM	440.00	"	Marcella Bicknell	SS	187.50
"	Comm.Assoc.Inst.	MC	50.00	"	Marcella Bicknell	EX	95.98
"	Mike Harris	EX	31.32	12-14	Dwight's Service	RM	240.00
"	Ernie Conrad	EX	95.51				
"	United Bank(Saving)	TR	5,000.00				
"	Cheryl Fellhauer	EX	135.53				
"	Marcella Bicknell	EX	101.27				
"	Comm.Assoc.Inst.	MC	12.00				
"	Bill Masters	EX	15.80				
"	Marcella Bicknell	BC	55.34				
"	Joe Jackson	EX	22.00				
"	Marcella Bicknell	SS	62.50				
"	Fred James Insur.	IN	2,467.00				
7-09	Marcella Bicknell	EX	112.19				
"	Cline Trout Farms	ST	532.00				
"	Ernie Conrad	EX	93.67				
"	Dennis Bicknell	RM	34.79				
"	Sy Kleinman	PC	100.00				
"	Mike Harris	EX	39.57				
"	Joseph Jackson	EX	22.00				

TOTAL 1978 EXPENSES \$ 14,728.23

1978 ADJUSTMENTS:

Return Perf. bond 100.00
Transfers to Savings 10,000.00

EX - expense reimbursement
SS - secretary services
MT - meetings
LA - legal & accounting
RM - road maintenance
NL - Newsletter
TX - taxes & licenses
MC - miscellaneous
IN - insurance
PC - summer picnic
ST - trout for stream stocking
CM - common area improvement project
BC - Pine beetle control program
TR - transfer of funds to Savings acct.
RF - refund of performance bond



RETREAT LANDOWNERS ASSOCIATION, INC.

Dear R.L.A. Board Member,

Please look over this proposed 1979 RLA budget and make note of any suggestions or changes you might have to offer. The RLA Board of Directors will probably consider approval of this or a revised budget at the Nov. 5, 1978 Board meeting.

I would appreciate any comments or suggestions you have. Thank you.

Mike Harris, RLA Treasurer

PROPOSED 1979 BUDGET

<u>Estimated Expenditures:</u>		<u>Cash Sources:</u>	
Road maintenance	\$ 6,000	Estimated Cash	
Beetle control	2,000	Balance, yr-end, '78	\$ 10,000
Printing, Office sup.	250 350	1979 assessments	8,320
Postage	300 400	(208 x \$40)	\$ 7,280
Newsletter	350		<hr/>
Telephone	300		\$ 17,280
Legal & accounting	500 1000		18,320
Secretarial services	300		
Licenses & taxes	100		
Meetings	500		
Mileage reimbursement	400		
Insurance	350		
Architectural control	100		
Miscellaneous	300		
Total Estimated Expenses	\$11,750 12,950		
plus Cash Reserve	5,530 5,370		
	<hr/>		
	\$17,280		18,320

⁴⁰ This proposed 1979 Budget would result in an assessment of ~~\$25~~ per landowner/unit, for each of the 208 landowners.

\$ 40