

RLA BOARD OF DIRECTORS MEETING JANUARY 22, 2000

THE MEETING WAS HELD AT THE LITTLE RESIDENCE

Board members present: Dale Alps, John Barlow, Marvin Gee, Joanne Gilbaugh, Gene Pfeif, Steve Little, and president Marcille Trahan. Also present were Ken Cooper, Bill Widmaier, Florentine Belz, Marcia Cooper, Ivan Gilbaugh and Duke Sumonia.

Marcille Trahan called the meeting to order. She presented the agenda and the following additions were made: under Unfinished Business add g. Cook and firearms; under New Business add a. Replacement for corresponding secretary, Janice Tate, b. Annual meeting and ways to increase attendance, and c. Annual meeting date and place. The agenda was adopted by consensus.

APPROVAL OF MINUTES: Minutes of the November 20, 1999, meeting were approved as corrected. Page 1, paragraph 4, "matter be pursed" corrected to "matter be pursued." Page 2, Roads Committee Report, "grading on Bulwark Ridge Road" was corrected to "the road in Bulwark Ridge." Marvin Gee moved the minutes be approved as corrected, seconded by Steve Little, motion carried.

Minutes of the special meeting held December 4, 1999, were distributed and read by the members. Corrections were made as follows: Paragraph 1, Gene Peif to Gene Pfeif; paragraph 4, "agreement ore" was corrected to "agreement or." It was moved by Steve Little and seconded by Dale Alps to accept the minutes as corrected. Motion carried. Steve Little questioned whether on page 1, paragraph 3, last line of the motion if the actual amount to be paid by the Carpenters had been determined before ending that meeting. The answer was no, it was not determined.

LANDOWNERS COMMENTS: None.

REPORTS:

Treasurer: Bill Widmaier distributed copies of the Treasurer's Report for the year ending December 31, 1999. Excess receipts over disbursements were \$2,124.19. At December 31, 1999, cash balances consisted of \$3,014.26 in the checking account and \$82,264.77 in the savings account for a total of \$85,279.03. He reported he had written a check for \$75.00 to the Forest Service for road use which is now paid through 1997. The Retreat had not been billed for several years for this item. Discussion followed that this assessment should be a line item of the yearly budget. He also noted that the bill for insurance coverage was lower than in previous years and provided better coverage. Marci questioned how the excess in the unrestricted funds should be disbursed. See item d. under New Business. The treasurer's report was accepted.

Assistant Treasurer: Ken Cooper reported four properties had changed ownership since the last Board meeting. With the sale of lot 2:29 by Charles and Patti Heiderbrecht (they owned two) to their daughter, another landowner has been created now bringing the total to 221 for assessments. Ken asked for the Board's direction on collecting the transfer fee on this sale. See item e. under New Business.

Ken also reported he had received some assessment payments that did not include the \$50.00 for the Glen Haven Fire Department. Marvin Gee suggested a reminder be sent in February when other notices are sent to those who have only made partial payments on this year's assessment. Those not fully paid will be dealt with at the March Board meeting. Report attached.

Architectural Control Committee: John Barlow submitted the report prepared by Dennis Bicknell. Mention was made of the County's more stringent requirements for tree removal to comply with the Fire Mitigation guide lines for fire protection. Report attached.

Environmental Committee: The pine beetle problem will be discussed by a speaker from the Colorado State Forest at the February potluck meeting.

Roads Committee: John Barlow reported that partial snow plowing had been done in some shaded areas where the sun never reaches during the winter months. Steve Little had a request for another mirror on Cty. Rd. 43 at the Streamside Drive exit. He and John Barlow will check if it is feasible. Steve also reported that the backhoe has been repaired and a new battery installed. He has bought reflectors and placed them as a precaution on some trees and posts along the Retreat roads. Spring road work includes culvert cleaning and installing a new culvert at Tony Besson's driveway. Tony would pay for the culvert. Another may be needed on Barking Coyote Court before road base is put down. Steve and Dennis have checked driveways for problem areas and will write letters to landowners where they see a problem that could affect Retreat roads. Steve suggested that the Retreat consider buying an older pickup truck with a blade for snow plowing in the event the current snow plow operator will no longer be available. Using the grader for snow plowing is not recommended.

Corresponding Secretary: Marci read a letter from Janice Tate announcing she would resign as corresponding secretary as of March 1, 2000. This position will need to be filled.

Welcoming Committee: No report. This position is vacant at the present time.

Newsletter: Vicki McCoy was absent. She had requested a picture that included all the members of the Board. She also needs information for the January/February Newsletter regarding the potluck and other items of interest.

Carpenter Committee: John Barlow reported he had met with the Carpenters since the special meeting in December. No progress has been made regarding their partial assessment to the Retreat.

Nominating Committee: (added to the agenda) Gene Pfeif reported the committee had met earlier in the day and those officers whose terms will be expiring in 2000 have agreed to be candidates for another term. They include Dale Alps, John Barlow and Steve Little. The committee will be soliciting other nominees for these offices. Gene will follow up getting a notice in the next Newsletter and with an announcement at the potluck.

UNFINISHED BUSINESS:

Bulwark Ridge "Association": No report.

Covenant Violations: Marvin Gee had no report but suggested these be addressed at the March meeting as part of "spring cleanup."

Update of RLA Bylaws: Marvin Gee reported this had not yet been completed in the computer documents.

Water Augmentation Stock Certificates: Marvin Gee reported that he had e-mailed Tom Maitland that the Retreat has money set aside to pay for these certificates but Marvin has received no response from Mr. Maitland. Dale Alps was concerned about the transfer of these certificates so that assessments could be paid on time without incurring interest.

U.S. West Abandoned Wires: Marvin Gee reported he is working with U.S. West on removing the abandoned wires.

Winter Potluck: The Community Church of the Rockies in Estes Park has been reserved for the winter potluck at 6:30 p.m. on February 12th. Notice will be put in the Newsletter with a request to RSVP to a committee member; either Marvin Gee, John Barlow or Irene Little. The guest speaker will be Brenda Orth from the Colorado State Forest who will do a presentation on the pine beetle and its reoccurrence in the pine forests. Guests are to bring a dish to share, and their own table service. Beverages will be provided.

Cook and Firearms: John Barlow reported he had spoken with a member of the Cook family and they realized they had not gone far enough into the forest before discharging a firearm. Proper precautions will be taken in the future.

NEW BUSINESS:

Replacement for Corresponding Secretary: This is an appointed position and entails getting the mail from the Retreat's Glen Haven post office box and sending out copies of the minutes and reports to Board members. Marci will have an announcement of this vacancy placed in the Newsletter and will ask at the potluck for someone local to fill this position.

Increasing Attendance at Annual Meeting: Marvin Gee stated the attendance has dwindled considerably in the past several years with barely a quorum to transact business. He suggested an item in the March/April Newsletter to encourage attendance and that the agenda and length of reports need to be controlled to avoid long drawn out meetings. Some of these reports could be in written form and handed out. Dale Alps reported that most landowners attend for the sociability of the event. Marci brought up the idea of having door prizes for goods and services solicited from local merchants. Discussion and more ideas were requested for the next Board meeting.

Annual Meeting: The meeting will be held July 29, 2000 at the Big Thompson Community Building at Drake. Dale Alps will confirm the reservation and Bill Widmaier was authorized to send the deposit for the proper amount (when known) to reserve the facility. It was noted that the parking area may be decreased at this site.

Unrestricted Funds: The amount in this account is \$7,029 of which \$4,500 is designated for Bulwark Ridge road work. Dale Alps moved that the balance of \$2,529 be put back in the

Motion for the membership at the annual meeting in July

The Board of Directors of the Retreat Landowners Association, Inc. is engaged in ongoing conversation with Larry and Vi Carpenter, current owners of the 37.45 acre former U. S. Forest Service parcel in the Retreat, and adjacent property owners Bruce Uchitel and John Ventresca.

Therefore, the Board recommends that the Open Space Fund remain at ²⁰⁰⁰ ~~2000~~ interest until efforts to acquire all or part of the 37.45 acre parcel have been expended.

MEMO

DATE: January 22, 2000
TO: RLA Board of Directors
FROM: Ken Cooper, Assistant Treasurer

1. Membership update: As of January 20, four properties had changed ownership subsequent to the November 20 Board meeting:

... Jack & Marilyn Bedford purchased 1:45 from Jorend.

... Kirk & Ruth Harrison purchased 2:29 from Charles & Patti Heiderbrecht (Ruth's Parents).

... Richard & Linda Madsen and Sharon Powers were conveyed 1:79 from Linda and Sharon's parents, Olin and Linda Tomlin.

... Cynthia Knipple inherited 2:31 following the death of her mother, Doris Knipple.

With the Harrisons purchasing one of the two Heidebrecht lots, one additional landowner has been created, bringing our total to 221 (including the six new Bulwark assessments and the Howarth double lot-double structure charge)

2. As of January 20 we had received 115 full payments (including 6 of 11 from Bulwark paying \$250 vs the \$200 for RLA) and four partial payments of this year's assessments. Of those making full payments, 30 landowners have written separate checks to the Glen Haven Area Volunteer Fire Department.

3. The GHAVFD has been sent a letter requesting payment of the annual rent (\$10.00) for their building on Retreat property.

4. The former Nash property is in foreclosure and my latest communication has been with First American Heritage Title Co who will assist us in collecting the current assessment. My thanks to Flo Belz for providing the info to start on this procedure.

5. There has been no response to the November 30th reminder I sent to Tom Geldes at the Board's request concerning the still outstanding \$100 of prior year assessments.

6. Courtesy reminder notices, as needed, will be mailed around February 19.

ARCHITECTURAL CONTROL COMMITTEE
RETREAT LANDOWNERS ASSOCIATION
POSTOFFICE BOX 172
GLEN HAVEN CO 80532

JANUARY 19, 2000

TO: Retreat Board of Directors
FROM: Architectural Control Committee

The Architectural Control Committee wishes to advise the RLA Board of its activities since the last written report of November 16, 1999.

Resurrection Fellowship, Lot 9, Filing 1, has indicated that the cabin plans previously submitted and approved will not be constructed as submitted. A new design/plan is being prepared.

Joe Barraclough/Laurene Nicholl, Lots 77 & 78, 33 Elkridge Court, will build a small extension onto their existing storage shed which forms one end of their car port.

Tim and Linda Stolz will proceed with a previously approved addition to their cabin at Lot 28, Filing 2, 71 Copper Hill Road.

A driveway application has been submitted for Terry & Lynn Olson, new owners of Lot 28, Filing 4; approval is anticipated in the near future.

Discussions have been held with Kirk & Ruth Harrison, new owners of Lot 29, Filing 2, 271 Streamside Drive. Written agreement with the adjacent landowners, Jack & Margaret Jordan of Lot 28, Filing 2, will result in a joint driveway serving both lots. Current work is aimed toward constructing a suitable sized building pad on a steep hill. Plans for a cabin will be submitted in the very near future.

The above two items should furnish some insight into two areas of the new county planning requirements. The first of these will be the clearing of trees near buildings. The other area will be the distances required to meet slope requirements. As information is obtained, it will be made available to the members.

Steve Little of Road Committee and I made a tour of the Retreat making note of driveway conditions. I am preparing some letters to send to individual members drawing their attention to possible improvements. A few letters will be sent commending some members for their efforts.

Submitted,


Dennis R. Bicknell

For the ACC
ACCBDA0

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ACCBDJA0

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Retreat Landowners Association, Inc.

Summary of Treasurer's Report

January 22, 2000

For the year ending December 31, 1999, the excess of receipts over disbursements was \$2,124.19. Landowner assessments collected during that period totaled \$41,813.55. Total budgeted assessments for 1999 was \$41,145.

At December 31, 1999 cash balances consisted of \$3,014.26 in the checking account and \$82,264.77 in the savings account for a total of \$85,279.03.

The one major expenditure in January 2000 was the annual insurance premium of \$2,752. This was less than last year's premium and is below the amount of \$3,500 budgeted for insurance for the year 2000.

Bill Widmaier

Treasurer

RETREAT LANDOWNERS ASSOCIATION, INC.
BALANCE SHEET (CASH BASIS)
 December 31, 1999

ASSETS

CASH

Checking	\$3,014.26
Savings	<u>82,264.77</u>
	<u>85,279.03</u>

EQUIPMENT

Old Equipment	7,000.00
Road Grader (purchased 1992)	<u>11,325.00</u>
	18,325.00
Less: Accumulated Depreciation	<u>-17,404.00</u>
	<u>921.00</u>

Total Assets	<u>\$86,200.03</u>
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LIABILITIES

LIABILITIES

Payroll Taxes Payable	<u>\$0.00</u>
Total Liabilities	<u>0.00</u>

NET ASSETS

Total Liabilities & Net Assets	<u>86,200.03</u>
	<u>\$86,200.03</u>

Net Assets Consist of:

Unrestricted Funds	\$7,030.01
Contingency Fund	17,400.00
Equipment Fund	5,000.00
Bulwark Ridge Fund	2,551.41
Open Space Fund	<u>53,297.61</u>
	85,279.03
Depreciated Cost of Equipment	<u>921.00</u>
	<u>\$86,200.03</u>

Total Cash

Total Net Assets

RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES

January 1, 1999 Through December 31, 1999

	ACTUAL	BUDGET
CASH RECEIPTS:		
Landowners' assessments	\$41,813.55	\$41,145.00
Transfer fees	1,200.00	500.00
Interest income	4,109.57	3,500.00
Other income including landowner late fees	<u>176.23</u>	<u>0.00</u>
Total Cash Receipts	<u>47,299.35</u>	<u>45,145.00</u>
 CASH DISBURSEMENTS:		
Accounting	300.00	350.00
Administration:		
Office supplies	527.63	750.00
Postage	496.51	700.00
Secretarial	180.00	250.00
Long Distance Telephone	435.44	150.00
Travel	55.20	100.00
Miscellaneous	436.64	550.00
Newsletter Postage & Copying	1,063.35	1,000.00
Membership Directories	185.55	350.00
Social Events & Annual Meeting	643.70	450.00
Donations - fire department	10,550.00	10,550.00
Environmental	10.59	1,000.00
Insurance	2,950.00	2,850.00
Legal fees	991.66	2,000.00
Membership	255.00	300.00
Snow Removal	3,030.00	5,000.00
Road maintenance		
Payroll, Payroll Taxes & Insurance	1,238.79	2,500.00
Road Admin. & Certification Training		500.00
Road Base & Supplies	19,090.29	10,000.00
Road Fill (Reimbursed from Conting. Fund)	1,600.00	
Bulwark Ridge (Reimbursed)	460.00	
Regrade Roads & Ditches		3,500.00
Equipment Repairs & Maintenance	236.45	2,500.00
Equipment Fuel	<u>438.36</u>	<u>1,000.00</u>
Total Cash Disbursements	<u>45,175.16</u>	<u>46,350.00</u>
Excess of Cash Receipts over Cash Disbursements	2,124.19	<u>-\$1,205.00</u>
 Cash balances January 1, 1999	 <u>83,154.84</u>	
Cash balances December 31, 1999	<u>\$85,279.03</u>	

Retreat Landowners Association, Inc.

"Unrestricted Funds" at 12/31/99 consist of:

	<u>Actual</u>	<u>Budgeted</u>
Balance January 1, 1999	6,972	6,972
Transfers:		
To Contingency Fund	(3,000)	(3,000)
To Equipment Fund	(1,000)	(1,000)
From Contingency Fund	1,600	
From Bulwark Ridge	460	
1999 Net Cash Receipts	2,124	(1,205)
Less Bulwark Ridge Interest Income	(127)	
	<u>1,997</u>	
Balance December 31, 1999	<u>7,029</u>	<u>1,767</u>

RETREAT LANDOWNERS ASSOCIATION
STATEMENT OF CHANGES IN FUND BALANCES
January 1, 1995 through December 31, 1999

	NET ASSETS	UNRESTRICT FUNDS	CONTING. FUND	BLDG FUND	EQUIP. FUND	BLWRK RIDGE FUND	OPEN SPACE FUND	EQUIP. FUND
BALANCES 12/31/94	\$43,720	\$11,223					\$12,172	\$18,325
1995 ACTIVITY:								
OPERATIONS	17,267	17,267						
INTEREST	1,800	941					859	
DEPRECIATION	-14,787							(14,787)
TRANSFERS:								
BUILDING FUND	0	-500		500				
OPEN SPACE	0	-12,000					12,000	
BALANCES 12/31/95	48,000	16,931		500	2,000	0	25,031	3,538
1996 ACTIVITY:								
OPERATIONS	13,757	13,757						
INTEREST	3,580	1,778				26	1,776	
BULWARK RIDGE	3,262	3,262						
DEPRECIATION	-1,011							(1,011)
TRANSFERS:								
OPEN SPACE	0	-12,000					12,000	
BULWARK RIDGE	0	-3,262				3,262		
BALANCES 12/31/96	67,588	20,466		500	2,000	3,288	38,807	2,527
1997 ACTIVITY:								
OPERATIONS	6,835	7,335		-500				
INTEREST	4,212	1,557				164	2,491	
DEPRECIATION	-722							(722)
TRANSFERS:								
EQUIPMENT FUND	0	-1,000			1,000			
OPEN SPACE	0	-12,000					12,000	
BALANCES 12/31/97	77,913	16,358		0	3,000	3,452	53,298	1,805
1998 ACTIVITY:								
OPERATIONS	2,419	2,419						
INTEREST	4,628	4,479				149		
DEPRECIATION	(516)							(516)
TRANSFERS:								
CONTINGENCY	0	(16,000)	16,000					
EQUIPMENT FUND	0	(1,000)			1,000			
BLWRK RIDGE	0	717				(717)		
BALANCES 12/31/98	\$84,444	\$6,972	\$16,000	\$0	\$4,000	\$2,884	\$53,298	\$1,289
1999 ACTIVITY:								
OPERATIONS	-1,986	-1,986						
INTEREST	4,110	3,983				127		
DEPRECIATION	(368)							(368)
TRANSFERS:								
CONTINGENCY	0	-1,400	1,400					
EQUIPMENT FUND	0	-1,000			1,000			
BLWRK RIDGE	0	460				-460		
BALANCES 12/31/99	\$86,200	\$7,029	\$17,400	\$0	\$5,000	\$2,551	\$53,298	\$921

The Bulwark Ridge & Open Space funds have been designated by general membership.

RLA Check Register

11/15/99 Through 12/31/99

1/21'0
RLA-Checking

Page 1

Date	Num	Description	Memo	Category	Clr	Amount
<u>Checking</u>						
11/15/99	3676	Richard Gilmore	Repair Bulwar...	Road Maint	x	-460.00
11/15/99	3677	Marcy Trahan	Postage & Sup...	--Split--	x	-88.34
11/20/99	3678	Steve Little	Repair Parts	REPAIRS -EQUIP	x	-71.76
11/20/99	3679	Flo Belz	Secretary	Administratio...	x	-40.00
11/20/99	3680	Bill Widmaier	Copies for Board	Administratio...	x	-13.35
11/27/99	3681	AT&T	LD Phone	Administratio...	x	-7.67
12/3/99	3682	Secretary of ...	Biennial Report	Administratio...	x	-45.00
12/4/99	3683	Ron Ellis	8.5 hr Snow Plow	Snow Plowing	x	-510.00
12/13/99	3684	Ken Cooper	Postage & Copies	--Split--	x	-97.28
*** Missing Check(s) 3685 ***						
12/23/99	3686	Vicki McCoy	Supplies & Po...	NEWSLETTER POST	x	-80.33
12/24/99	3687	U.S.D.A.Fores...	Right of Way	Administratio...	x	-75.00
12/24/99	3688	AT&T	LD Phone	Administratio...	x	-16.36
12/3/99		Transnation	Transfer fee	--Split--	x	100.00
11/17/99		Transnation	Transfer fee	--Split--	x	100.00
Total Checking						<u>-1,305.09</u>

Profit & Loss Statement

1/1'0 Through 1/20'0

1/20'0
RLA-All Accounts

Page 1

Category Description	1/1/'00- 1/20/'00
INCOME/EXPENSE	
INCOME	
Assessments	20,300.00
	<hr/>
TOTAL INCOME	20,300.00
EXPENSES	
Administration:	
Miscellaneous	44.00
	<hr/>
Total Administration	44.00
GHAFFD	1,300.00
Insurance	2,752.00
Legal Fees	35.50
NEWSLETTER COPY	85.91
Payroll:	
Comp FUTA	5.21
	<hr/>
Total Payroll	5.21
REPAIRS -EQUIP	161.85
Expenses - Other	0.00
	<hr/>
TOTAL EXPENSES	4,384.47
	<hr/>
TOTAL INCOME/EXPENSE	15,915.53
	<hr/> <hr/>

Balance Sheet

As of 1/20'0

1/20'0
RLA-All Accounts

Page 1

Acct	1/20/'00 Balance
ASSETS	
Cash and Bank Accounts	
Checking	2,429.79
Contingency Fnd	17,400.00
MM1 - Unapprop	20,515.75
MM2 - Gen Res	0.00
MM3 - Equip	5,000.00
MM4 - Open Spc	53,297.61
MM5 - BULWRK RG	2,551.41
MM6 - BLDG FUND	0.00
Petty Cash	0.00
Total Cash and Bank Accounts	101,194.56
Other Assets	
Common Area, Ac	0.00
Common Area, Pk	0.00
Common Roads	0.00
OLD EQUIP. DEPR	-7,000.00
Old Equipment	7,000.00
Road Grader	11,325.00
ROAD GRADR DEPR	-10,404.00
Total Other Assets	921.00
TOTAL ASSETS	102,115.56
LIABILITIES & EQUITY	
LIABILITIES	
Other Liabilities	
Payroll-FICA	0.00
Payroll-FUTA	0.00
Payroll-MCARE	0.00
Payroll-SUICO	0.00
Total Other Liabilities	0.00
TOTAL LIABILITIES	0.00
EQUITY	102,115.56
TOTAL LIABILITIES & EQUITY	102,115.56

RLA Check Register

1/1'0 Through 1/20'0

1/20'0

Page 1

RLA-Checking

Date	Num	Description	Memo	Category	Clr	Amount
<u>Checking</u>						
1/1'0	3689	Reidman Insur...	Insurance	Insurance		-2,752.00
1/4'0	3690	A-1 Parts	Parts	REPAIRS -EQUIP		-12.92
1/5'0	3691	U.S. Treasury	Federal U.C. Tax	Payroll:Comp ...		-5.21
1/11'0	3692	Bank One	Savings Transfer	[MM1 - Unapprop]		-12,000.00
1/15'0	3693	Guiducci & Gu...	Legal Fees	Legal Fees		-35.50
1/15'0	3694	Postmaster	PO Box Rent	Administratio...		-44.00
1/15'0	3695	Colorado Mach...	Alternator	REPAIRS -EQUIP		-148.93
1/19'0	3696	Bank One	Savings Transfer	[MM1 - Unapprop]		-6,500.00
1/20'0	3697	Hobert Office...	Newsletter	--Split--		-85.91
1/12'0		Landowners	Assessments	--Split--		3,900.00
1/10'0		Landowners	Assessments	--Split--		3,850.00
1/6'0		Landowners	Assessments	--Split--		3,700.00
1/5'0		Landowners	Assessments	--Split--		3,850.00
1/4'0		Landowners	Assessments	--Split--		3,700.00
1/3'0		Bank One	Savings Transfer	[MM1 - Unapprop]		2,000.00
Total Checking						-584.47

**RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES**

2000 BUDGET WORKSHEET

	2000 Budget
CASH RECEIPTS:	
Landowners' assessments	\$42,400.00
Transfer fees	800.00
Interest income	3,000.00
Other income including landowner late fees	
Total Cash Receipts	<u>46,200.00</u>
CASH DISBURSEMENTS:	
Accounting	350.00
Administration:	
Office supplies	750.00
Postage	500.00
Secretarial	350.00
Long Distance Telephone	400.00
Travel	100.00
Miscellaneous	290.00
Newsletter Postage & Copying	1,000.00
Membership Directories	250.00
Social Events & Annual Meeting	600.00
Donations - fire department	10,550.00
Environmental	1,000.00
Insurance	3,500.00
Legal fees	2,000.00
Membership	300.00
Water Assessment - Annual	240.00
Snow Removal	5,000.00
Road maintenance	
Payroll, Payroll Taxes & Insurance	2,000.00
Road Admin. & Certification Training	500.00
Road Base & Supplies	10,500.00
Road Fill (Reimbursed from Conting. Fund)	
Regrade Roads & Ditches	3,500.00
Equipment Repairs & Maintenance	2,500.00
Equipment Fuel	1,000.00
Total Cash Disbursements	<u>47,180.00</u>
Excess of Cash Receipts over Cash Disbursements	<u>-\$980.00</u>

RLA BOARD OF DIRECTORS MEETING MARCH 25, 2000

THE MEETING WAS HELD AT THE BARLOW RESIDENCE

Board members present: Dale Alps, John Barlow, Marvin Gee, Joanne Gilbaugh, Gene Pfeif, and president Marcille Trahan. Also present were Florentine Belz, Ken Cooper, Ivan Gilbaugh, Guy and Victoria McCoy, Duke Sumonia, and landowner Maynard Whitney who lives in Oregon.

Marcille Trahan called the meeting to order. She presented the agenda; there were no changes or additions; it was adopted as read.

APPROVAL OF MINUTES: Minutes of the January 22, 2000 meeting were approved as read.

LANDOWNERS COMMENTS: Guy McCoy asked about the 1999 payment of \$200.00 to the Newsletter editor, Vicki McCoy which was not received. Marcy stated it was an oversight and she would authorize the treasurer to make the 1999 payment and also the payment for 2000 for a total of \$400.00 due to Vicki. Marcy will also follow up to see if the payment to the assistant treasurer was made.

BOARD MEMBER REMARKS: Joanne Gilbaugh brought up the problem with the Copper Hill Road encroachment; this will be addressed in the ACC report.

REPORTS:

Treasurer: Marcy passed out copies of the report in the absence of treasurer Bill Widmaier. She reported the excess of cash receipts over cash disbursements is \$32,998.49. Cash balance in the checking account is \$1,214.42 and \$117,063.10 in the savings account as of March 25, 2000. She noted major disbursements were for insurance and snow removal. It was moved by Gene Pfeif and seconded by Marvin Gee that the report be accepted. Motion carried. Report attached.

Assistant Treasurer: Ken Cooper reported no properties had changed ownership since the last Board meeting. There are 221 landowner memberships; of these only eight have failed to pay any portion of their 2000 assessment. He requested the Board's direction in handling delinquent landowners. Discussion followed that of those listed as delinquent he send friendly reminders with the exception of Ballards who are working through their attorney to have their property, which borders the other side of County Road 43, be exempt from paying the assessments. Mrs. Ward is also delinquent for 1999 and Ken was advised to send a certified letter to her last known address requesting payment before a lien is filed on her property.

Ken suggested some guidelines be adopted prior to next year's billing for handling split payments to the Glen Haven Fire Department as the procedure now complicates record keeping.

Tom Geldes has paid all his prior and current assessments and over-paid in the amount of \$20.00. John Barlow suggested Mr. Geldes be thanked for his payment bringing his account up to date and note that the \$20.00 will be kept by the Board to apply to legal costs. Marvin

Gee said it should be noted that a major part of the legal costs and late fees were forgiven as agreed due to his circumstances causing the late payments. Report attached.

Ken asked the Board to find replacements for he and Marcia for the assistant treasurer position as it is their desire to resign within the next year. Marcille requested that he provide a job description to be posted in the Newsletter.

Architectural Control Committee: John Barlow submitted the report prepared by Dennis Bicknell. Of particular interest is the location of Copper Hill Road bordering on Lot 57, Filing two, owned by Kent and Patty Mills. Survey pins indicate that the road is indeed on the Mills' lot and not as Retreat maps indicate. Moving the road would result in a very steep grade. Mr. and Mrs. Mills are agreeable to its present location and that it was not a problem. Marcy has informed the Retreat attorney of the situation and sent a plat map to get his opinion on the procedure to establish an easement allowing the road to remain where it is. Report attached.

Roads Committee: John Barlow reported for the roads committee in the absence of Steve Little. He noted that spring maintenance is being done, clearing ditches, etc. Snow plow operator Ron Ellis has quit and Paul Howarth has been hired to plow the roads. The committee would like to acquire a pickup truck with snow plow for the Retreat to have dependable snow removal capabilities. The committee also wants to remove a tree that is in the roadway on Streamside Drive and will schedule work on Bulwark Ridge Road, Miller Fork Road and several others that need stone applied to muddy areas.

Corresponding Secretary: Janice Tate has resigned and Marvin Gee has taken over these duties. Vicki was asked to advertise this position again in the Newsletter.

Welcoming Committee: Pam Nuttall of Fort Collins has volunteered to serve as the Welcoming Committee. Marcy will supply her with needed information.

NOMINATING COMMITTEE: Chairman Gene Pfeif has contacted various landowners to serve as officers for next year but as yet has no new nominees. Those whose terms expire have agreed to run again. They are Dale Alps, John Barlow and Steve Little.

Newsletter: Vicki McCoy requested the Board consider reinstating "Letters to the Editor" as it is a curtailment of free speech. Dale Alps commented he saw no problem with this in the past. This item was moved to new business for further discussion.

Carpenter Committee: John Barlow reported there is on-going discussion with Mr. and Mrs. Carpenter. The Board is still waiting to determine the percentage of road usage and maintenance for billing the assessment.

UNFINISHED BUSINESS:

Bulwark Ridge "Association": Marcy stated she had received a request from the Ballard's attorney for copies of the Bylaws and Covenants pursuant to their desire to be excluded from both of the Landowners Associations.

Covenant Violations: Marvin Gee passed out a list of landowners who appear to be in violation of the Covenant as pertains to in-operable private vehicles. The Covenant is not clear

as to stored, covered, parked, unlicensed, or non-operating vehicles and the list refers to 20 to 30 vehicles on landowners' properties. He also submitted a letter he had prepared to send to these landowners. The Board recommended and Marvin Gee moved that a copy of the drafted letter first be sent to the Board attorney for his comments. Seconded by Joanne Gilbaugh. Motion carried. Letters to landowners concerning propane tanks and possible trailer violations were discussed. By consensus of the Board, Marvin was authorized to send notices to several individuals.

Update RLA Bylaws - Follow-Up: Marcy reported she had contacted the office of the attorney, Mr. Guiducci, about a copy of the bylaws with the July, 1999 up-dates but had received no reply. She will follow up. Ken Cooper requested a copy to send in new member packets.

Water Augmentation Stock Certificates: Marvin Gee had no report and had not been contacted by Tom Maitland. Dale Alps mentioned that the assessments had gone up on these water shares and would soon be due and late fees should be avoided.

ANNUAL MEETING: Dale Alps reported the reservation on the Big Thompson Community Building had been confirmed for July 29, 2000. He received a list of instructions for the use of the building. A copy will be placed in the supply box. The treasurer needs to send the check prior to the meeting.

Time for the potluck was set for 11:30 a.m. with the business meeting to begin at 1:30 p.m. The Board will meet at 9:30 a.m. that morning. Ways to increase the attendance were discussed. They included personal calls to local landowners and door prizes solicited from local businesses or services in the Glen Haven area. Craft items were also suggested and anyone with these items to donate should contact Marcy, John or Marvin. A suggestion was made that several people should be designated to direct parking at the Community Building as it may be somewhat limited this year and also for safety. Members are asked to bring one large dish to share at the potluck and their own table service. Beverages will be provided by the Board. Marvin Gee suggested special notice be printed on the Newsletter envelopes announcing the meeting to draw members' attention to specific issues that may be discussed and to encourage attendance. He will follow up and create a check list of all details that need to be handled prior to the meeting. Written reports will be requested from some committees to shorten meeting time. The use of a hand-held sign for voting with the landowners' name was discussed. Final plans will be addressed at the May Board meeting. Marvin Gee moved that the Board invite Mr. Guiducci, the attorney; Esther Russell, the parliamentarian and Joan Van Horn to act as secretary. Seconded by Gene Pfeif. Motion carried. The question was raised whether the Board has a written contract with the attorney for payment to attend the annual meeting. Marcy will check.

NEW BUSINESS:

Fire Days: Vicki McCoy reported on a meeting she had attended of the Glen Haven Fire Department. Since the GHVFD has discontinued its yearly "Fire Days" as a fund-raiser, it was suggested by one of its members that the Retreat join the Glen Haven Association Board in asking their members to host "Fire Days" as a community service to attract more people. To raise funds, there could be bake sales, a community garage sale, and booth space sold rather than relying on donations. It was suggested there be a joint meeting with the RLA and GHVFD Boards to see if this would be feasible in the future. Vicki will follow up.

Letters to the Editor: Marcy reported that a question had been raised as to the Board's policy of excluding letters that were political in nature. She referred to a 1992 motion by the Board excluding this type of letter and maintaining a policy of publishing only those that were informative. In the past there were guidelines for letters published which Vicki McCoy read to the Board. Dale Alps moved the same guidelines be adopted for a period of one year from the next Newsletter. After a one-year trial period, the policy would be reviewed again or dropped. Motion seconded by Gene Pfeif. There was discussion as to the length of letters, frequency from any one contributor, space availability, content, facts and opposing sides of issues. The editor will use her discretion in selecting letters of general interest when space is available without increasing the size of the Newsletter. Motion carried.

John Barlow moved the meeting be extended to 11:45 a.m. Seconded by Gene Pfeif. Motion carried.

May Meeting Agenda: Marcy reminded the Board it needs to address any bylaw changes, annual assessment limits, or any proposals to be voted on by the general membership at the annual meeting. Marvin Gee moved these be submitted in writing prior to the May Board meeting. Seconded by John Barlow. Marvin Gee clarified that these are for inclusion in the Newsletter so that proxies can vote. Motion carried.

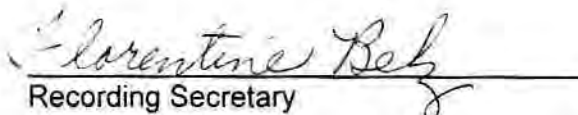
Recognition of Volunteers: Marcy suggested that volunteers be recognized officially from the membership for their contributions with a gift certificate or monetary gift for their hours of service to fill these positions. Further discussion at the May meeting.

LANDOWNERS COMMENTS:

Guy McCoy asked that in the Board's negotiations with the Carpenters for access to Retreat roads that any agreement be formalized in writing and presented to the general membership for ratification by the voters so they can join in accepting it.

Mr. McCoy also asked the Board's permission that he be allowed to do some research on Title 38 on a metropolitan road district and do a paper on its application to the Retreat. Request granted.

The meeting was adjourned by the president at 11:45 a.m.


Recording Secretary

File

ARCHITECTURAL CONTROL COMMITTEE
RETREAT LANDOWNERS ASSOCIATION
POST OFFICE BOX 172
GLEN HAVEN CO 80532
MARCH 20, 2000

TO: Retreat Board of Directors
FROM: Architectural Control Committee

The Architectural Control committee wishes to advise the RLA Board of its activities since the last written report of January 19, 2000.

Kent and Patty Mills, Lot 57, Filing 2, Copper Hill Road submitted an application for a cabin. Approval has been given and construction is underway.

Wayne Grooms and Sharon Snyder, Lots 13 and 14, Filing 4, Miller Fork Road, submitted an application for a cabin on Lot 13. Approval has been given; only site clearing has taken place to date. A temporary tool storage shed was approved for Lot 14.

Kirk and Ruth Harrison, Lot 29, Filing 2, Streamside Drive, submitted a building application as a follow up to their driveway request. Approval has been given; work continues on the driveway and pad site.

It might be noted that all three of these locations are on very steep areas requiring considerable dirt work and site preparation. The views from the completed cabins will be great. It should be recognized that many of the unbuilt lots in the Retreat present similar conditions; perhaps these will serve as helpful examples.

Ralph and Roberta Brethauer, Lot 69, Filing 1, Dunraven Glade Road, have submitted an application for a cabin to be built. The site is about two thirds of the way up the hillside which gets the cabin off the roadway and its dust. Approval is under consideration.

The Mills submitted surveying information that indicates Copper Hill Road is mislocated and is actually on their land, Lot 57, Filing 2, by a large distance. See attached survey plat. John Barlow and I visited the site, finding almost all of the control pins and agree that the road is not as indicated on Retreat maps. Looking at the road and where the curve should be, it was estimated the planned road would have been steeper than the switchbacks enroute to Estes Park.. A subsequent telephone conversation with Kent Mills indicated this was not a problem nor did it make a difference in the site location. It is respectfully suggested that the Board may wish to address this problem through your attorney, and make the necessary agreements to be filed to reflect how things are on the ground.
Submitted,

Dennis R. Bicknell
For The ACC
ACCBDMR0

RETREAT LANDOWNERS ASSOCIATION, INC.
BALANCE SHEET (CASH BASIS)
 March 25, 2000

ASSETS

CASH

Checking	\$1,214.42
Savings	<u>117,063.10</u>
	<u>118,277.52</u>

EQUIPMENT

Old Equipment	7,000.00
Road Grader (purchased 1992)	<u>11,325.00</u>
	18,325.00
Less: Accumulated Depreciation	<u>-17,404.00</u>
	<u>921.00</u>

Total Assets \$119,198.52

LIABILITIES

LIABILITIES

Payroll Taxes Payable	<u>\$0.00</u>
Total Liabilities	<u>0.00</u>

NET ASSETS

NET ASSETS 119,198.52

Total Liabilities & Net Assets \$119,198.52

Net Assets Consist of:

Unrestricted Funds	\$39,556.94
Contingency Fund	17,400.00
Equipment Fund	5,000.00
Bulwark Ridge Fund	3,022.97
Open Space Fund	<u>53,297.61</u>
	118,277.52
Total Cash	118,277.52
Depreciated Cost of Equipment	<u>921.00</u>
	<u>\$119,198.52</u>
	<i>Total Net Assets</i>

RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
January 1, 2000 Through March 25, 2000

	ACTUAL	BUDGET
CASH RECEIPTS:		
Landowners' assessments - RLA	\$38,355.00	\$42,400.00
Landowners' assessments - Bulwark Ridge	\$2,250.00	
Transfer fees	100.00	800.00
Interest income	798.33	3,000.00
Other income including landowner late fees	<u>10.00</u>	<u>0.00</u>
Total Cash Receipts	<u>41,513.33</u>	<u>46,200.00</u>
CASH DISBURSEMENTS:		
Accounting	0.00	350.00
Administration:		
Office Supplies	111.44	750.00
Postage	147.84	500.00
Secretarial	40.00	350.00
Long Distance Telephone	53.83	400.00
Travel	0.00	100.00
Miscellaneous	44.00	290.00
Newsletter Postage & Copying	244.09	1,000.00
Membership Directories	0.00	250.00
Social Events & Annual Meeting	137.00	600.00
Donations - Fire Department	2,650.00	10,550.00
Environmental	0.00	1,000.00
Insurance	2,752.00	3,500.00
Legal fees	491.95	2,000.00
Membership	25.00	300.00
Water Assessment		240.00
Snow Removal	1,485.00	5,000.00
Road maintenance		
Payroll, Payroll Taxes & Insurance	154.21	2,000.00
Road Admin. & Certification Training		500.00
Road Base & Supplies	16.63	10,500.00
Regrade Roads & Ditches		3,500.00
Equipment Repairs & Maintenance	161.85	2,500.00
Equipment Fuel	<u>0.00</u>	<u>1,000.00</u>
Total Cash Disbursements	<u>8,514.84</u>	<u>47,180.00</u>
Excess of Cash Receipts over Cash Disbursements	32,998.49	<u>-\$980.00</u>
Cash balances January 1, 2000	<u>85,279.03</u>	
Cash balances March 25, 2000	<u>\$118,277.52</u>	

RETREAT LANDOWNERS ASSOCIATION
STATEMENT OF CHANGES IN FUND BALANCES
January 1, 1995 through December 31, 1999

	NET ASSETS	UNRESTRICT. FUNDS	CONTING. FUND	BLDG FUND	EQUIP FUND \$2,000	BLWRK RIDGE FUND	OPEN SPACE FUND	EQUIP. \$18,325
BALANCES 12/31/94	\$43,720	\$11,223					\$12,172	
1995 ACTIVITY:								
OPERATIONS	17,267	17,267						
INTEREST	1,800	941					859	
DEPRECIATION	-14,787							(14,787)
TRANSFERS:								
BUILDING FUND	0	-500		500				
OPEN SPACE	0	-12,000					12,000	
BALANCES 12/31/95	48,000	16,931		500	2,000	0	25,031	3,538
1996 ACTIVITY:								
OPERATIONS	13,757	13,757						
INTEREST	3,580	1,778				26	1,776	
BULWARK RIDGE	3,262	3,262						
DEPRECIATION	-1,011							(1,011)
TRANSFERS:								
OPEN SPACE	0	-12,000					12,000	
BULWARK RIDGE	0	-3,262				3,262		
BALANCES 12/31/96	67,588	20,466		500	2,000	3,288	38,807	2,527
1997 ACTIVITY:								
OPERATIONS	6,836	7,335		-500				
INTEREST	4,212	1,557				164	2,491	
DEPRECIATION	-722							(722)
TRANSFERS:								
EQUIPMENT FUND	0	-1,000			1,000			
OPEN SPACE	0	-12,000					12,000	
BALANCES 12/31/97	77,913	16,358		0	3,000	3,452	53,298	1,805
1998 ACTIVITY:								
OPERATIONS	2,419	2,419						
INTEREST	4,628	4,479				149		
DEPRECIATION	(516)							(516)
TRANSFERS:								
CONTINGENCY	0	(16,000)	16,000					
EQUIPMENT FUND	0	(1,000)			1,000			
BLWRK RIDGE	0	717				(717)		
BALANCES 12/31/98	\$84,444	\$6,972	\$16,000	\$0	\$4,000	\$2,884	\$53,298	\$1,289
1999 ACTIVITY:								
OPERATIONS	-1,986	-1,986						
INTEREST	4,110	3,983				127		
DEPRECIATION	(368)							(368)
TRANSFERS:								
CONTINGENCY	0	-1,400	1400					
EQUIPMENT FUND	0	-1,000			1,000			
BLWRK RIDGE	0	460				-460		
BALANCES 12/31/99	\$86,200	\$7,029	\$17,400	\$0	\$5,000	\$2,551	\$53,298	\$921
OPERATIONS	32,200	\$32,200						
INTEREST	798	\$776				\$22		
DEPRECIATION	0							
TRANSFERS:								
CONTINGENCY	0	-\$450				\$450		
EQUIPMENT FUND	0							
BLWRK RIDGE	0							
Balances 3/25/00	\$119,196	\$39,666	\$17,400	\$0	\$5,000	\$3,023	\$63,298	\$921

The Bulwark Ridge & Open Space funds have been designated by general membership.

Register Report

1/1'0 Through 3/23'0

3/23'0

RLA-Checking

Page 1

Date	Num	Description	Memo	Category	Clr	Amount
BALANCE 12/31/99						3,014.26
1/1'0	3689	Reidman Insurance	Insurance	Insurance	x	-2,752.00
1/3'0		Bank One	Savings Transfer	[MM1 - Unapprop]	x	2,000.00
1/4'0	3690	A-1 Parts	Parts	REPAIRS -EQUIP	x	-12.92
1/4'0		Landowners	Bulwark	Assessments - B	x	500.00
				Assessments	x	3,600.00
				GHAVFD	x	-400.00
1/5'0	3691	U.S. Treasury	Federal U.C. Tax	Payroll:Comp ...	x	-5.21
1/5'0		Landowners			x	0.00
				Assessments	x	4,200.00
				GHAVFD	x	-350.00
1/6'0		Landowners			x	0.00
				Assessments	x	4,000.00
				GHAVFD	x	-300.00
1/10'0		Landowners	Bulwark	Assessments - B	x	500.00
				Assessments	x	3,500.00
				GHAVFD	x	-150.00
1/11'0	3692	Bank One	Savings Transfer	[MM1 - Unapprop]	x	-12,000.00
1/12'0		Landowners		Assessments - B	x	250.00
				Assessments	x	3,750.00
				GHAVFD	x	-100.00
1/15'0	3693	Guiducci & Gui...	Legal Fees	Legal Fees	x	-35.50
1/15'0	3694	Postmaster	PO Box Rent	Administratio...	x	-44.00
1/15'0	3695	Colorado Machi...	Alternator	REPAIRS -EQUIP	x	-148.93
1/19'0	3696	Bank One	Savings Transfer	[MM1 - Unapprop]	x	-6,500.00
1/20'0	3697	Robert Office ...		NEWSLETTER COPY	x	-85.91
				Administratio...	x	0.00
1/20'0		Landowners		Assessments - B	x	250.00
				Assessments	x	3,305.00
				GHAVFD	x	-250.00
1/22'0	3698	Steve Little	Reflectors - ...	Road Maint	x	-16.63
1/22'0	3699	Void			x	0.00
1/22'0	3700	Marv Gee	Postage	Administratio...	x	-13.20
1/22'0	3701	Dennis Bicknell	Postage	Administratio...	x	-36.82
1/22'0	3702	Void			x	0.00
1/22'0	3703	Estes Valley I...	Annual Dues	Membership	x	-25.00
1/22'0	3704	Bill Widmaier	Copies for Board	Administratio...	x	-12.61
1/22'0	3705	Flo Belz	Secretary	Administratio...	x	-40.00
1/26'0		Landowners		Assessments - B	x	500.00
				Assessments	x	3,050.00
				GHAVFD	x	-200.00
1/28'0	3706	AT&T	LD Phone	Administratio...	x	-14.11
1/30'0	3707	Bank One	Savings Transfer	[MM1 - Unapprop]	x	-6,000.00
1/30'0	3708	Janice Tate	Postage	Administratio...	x	-3.41
1/30'0		Service Charge		Administratio...	x	-4.00
2/4'0		Landowners		Assessments	x	2,800.00
					x	0.00
				Other Income	x	10.00
2/5'0	3709	Marv Gee	Potluck Posta...	Social Events	x	-37.00
2/5'0	3710	Postmaster	Stamps	Administratio...	x	-33.00
2/8'0		Bank One	Bank Chg Refund	Administratio...	x	4.00
2/10'0		Landowners		Assessments	x	2,200.00
				GHAVFD	x	-100.00
				Other Income	x	0.00
2/14'0	3711	Community Chur...	Pot Luck Dinner	Social Events	x	-100.00
2/14'0	3712	Bank One	Transfer to S...	[MM1 - Unapprop]	x	-5,000.00
2/17'0		Landowners		Assessments	x	2,500.00
				GHAVFD	x	-150.00
				Other Income	x	0.00
2/18'0	3713	Ron Ellis	6.5 hr & \$150	Snow Plowing	x	-540.00
2/18'0	3714	Vicki McCoy	Supplies & Po...	NEWSLETTER POST		-83.41
2/25'0	3715	AT&T	LD Phone	Administratio...		-39.72
2/25'0		Landowners		Assessments	x	2,800.00
				GHAVFD	x	-200.00
				Transfer Fees	x	100.00
2/25'0	3716	Pinnacle Assur	Workers Comp	Payroll WC Ins		-149.00

Register Report
1/1'0 Through 3/23'0

3/23'0
RLA-Checking

Date	Num	Description	Memo	Category	Clr	Amount
2/29'0	3717	Bank One	Transfer to S...	[MM1 - Unapprop]	x	-4,000.00
3/1'0		Landowners		Assessments		2,850.00
				GHAVFD		-400.00
				Transfer Fees		0.00
3/7'0	3718	McGills	Print Envelopes	Administratio...		-80.79
3/9'0	3719	Bank One	Transfer	[MM1 - Unapprop]		-2,500.00
3/17'0	3720	Guiducci & Gui...	Legal Fees	Legal Fees		-456.45
3/21'0	3721	Ron Ellis	15.75 hr @ \$60	Snow Plowing		-945.00
3/23'0	3722	Hobert Office ...		NEWSLETTER COPY		-74.77
				Administratio...		-18.04
3/23'0	3723	Dennis Bicknell	Postage - ACC	Administratio...		-61.41
TOTAL 1/1'0 - 3/23'0						-1,799.84
BALANCE 3/23'0						1,214.42
TOTAL INFLOWS						42,669.00
TOTAL OUTFLOWS						-44,468.84
NET TOTAL						<u>-1,799.84</u>

MEMO

DATE: March 25, 2000
TO: RLA Board of Directors
FROM: Ken Cooper, Assistant Treasurer

1. Membership update: As of March 17 no properties have changed ownership since the January Board Meeting, although Vicki McCoy advised that John Manchester will be selling to Ernie Conrad in the near future. Our membership (including the double structure for Howarth) remains at 221.

2. Assessment payment status:

★ As of March 17 there were eight landowners who had failed to pay any portion of their year 2000 RLA assessments or to correspond as to their intent to do so in the immediate future. Two of the eight are Bulwark members whose amounts are \$250 vs the \$200 for RLA members. (Ballard, Batey, Gilmore, Gonzales, Matlock, VanButsel, Ward and Whiton). The Board's direction is requested for the next action to be taken with these eight landowners.

★ All landowners paying on the installment basis have now paid in full.

★ There are two landowners (Avey & Sunonia) who chose to disregard payment instructions spelled out by the board and sent only \$150 to me. Follow-up letters resulted in them sending me photocopies (front of check only) of \$50 allegedly mailed direct to GHAVFD.

★ One landowner (Gooch) owes late charges (envelope postmarked 3/6/00). A letter has been sent requesting payment of the late charge.

3. Roughly a fourth of our membership chose to write separate checks to GHAVFD for the portion of their assessment related to the Fire Department (54 checks sent to me, 2 allegedly sent direct to GHAVFD). Although it complicates the record keeping (for us and for GHAVFD) we and our successors probably would be willing to continue allowing such split payments but the matter needs to be addressed prior to next year's billings.

4. We received a \$300 check from Tom Geldes which covers this year's assessment and prior years' unpaid assessments. When compiling all the partial payments made starting five years ago (1996), he has actually overpaid by \$20 if considering assessments only. A previous Board of Directors had said it would consider waiving late fees, lien filings, and related attorney costs if he paid all past due assessments (though that was a year ago). We need something official from the current board waiving such items as well as authorization to have our attorney start the lien release process, and whether to apply the \$20 towards legal cost or refund it to him.

5. Marcia & I respectfully request that the Board begin actively seeking replacements for us in our Assistant Treasurer position. Ideally we would like to have the new "volunteer(s)" on board following the annual meeting this July, but would be willing to serve up to one more year if a suitable volunteer cannot be found by July.

RLA BOARD OF DIRECTORS MEETING

May 20, 2000

The meeting was held at the Pfeif's residence.

Board members present: Marcille Trahan, Marvin Gee, Steve Little, John Barlow, Gene Pfeif and Joanne Gilbaugh; and Al Cunningham recording secretary. Committee members: Vicki McCoy, newsletter editor. Landowners present: Duke Sumonia, Jan Ricker, Guy McCoy, Carol Pfeif, Ivan Gilbaugh, and Beulah Behrens.

Marcille Trahan called the meeting to order at 9:30. The following items were added to the agenda: under New Business; **item D. fish stocking, item E. Appointment of Corresponding secretary, item F. Fire Days.** The agenda was adopted.

Approval of Minutes: The following correction was made to the March 25, 2000 Board of Directors Meeting: Change the location of the Ballards property to **borders county road 43.** Minutes were approved as corrected.

Landowners Comments: Jan Ricker asked that the street sign for Bulwark Ridge be made more readable. Al Cunningham stated that Realtors are putting directional signs up in places they should not. Dennis Bicknell attached two notes to his ACC Report one requesting that all RLA members use windshield stickers and the other was concern of the abandon U S West phone wires.

Board Members Remarks: John Barlow stated that Dale Alps's brother passed away and suggested a sympathy card from the board be sent. Joanne Gilbaugh said she would send one on behalf of the Retreat and the board members.

Reports:

Treasurer: Marcille gave the report for Bill Widmaier. Bill's report is attached.

Assistant Treasurer: Marcille gave the report for Ken Cooper. Ken's report stated there had been three ownership changes since the March Board Meeting. Report is attached.

Architectural Control Committee: Marcille gave report for Dennis Bicknell. Report is attached.

RLA BOARD OF DIRECTORS MEETING

May 20, 2000

Environmental Committee: No report. Marv Gee made the following motion: Landowners who discover mountain beetle infested trees on their property are urged to remove and treat according to the guide lines provided by the Colorado state forest service. Steve Little second. After discussion Marv withdrew the motion and Steve withdrew the second. The board agreed to make it a consensus of the Board that landowners who discover mountain beetle infested trees on their property are urged to remove and treat according to the guide lines provided by the Colorado state forest service. Vicki McCoy to provide the article in the May/June newsletter.

Road Committee: Steve Little gave his report. Steve's report is attached. Steve asked the Board if we could use equipment fund to outfit water truck. Marcille asked to check with Bill Widmaier if we could insure truck under our general liability insurance. Steve Little moved to approve up to \$1000 from the equipment fund to outfit the water truck. Marv Gee second. Motion passed. Steve commented that John Barlow is checking on a truck and plow for snow removal.

Corresponding Secretary: No Report. Marcille read a letter from Catherine Ellis about her concerns on all the Realtor signs in the Retreat. Catherine asked in her letter if there were a set number of signs a Realtor could put up. Catherine suggested in her letter that a glass-fronted bulletin board be put at the entrance of the Retreat for Realtors to use. Steve Little suggested to write a letter to the Realtors asking them to put directions on their signs at the entrance if the property is hard to find.

Welcoming Committee: No Report

Nominating Committee: Gene Pfeif stated that Guy McCoy, Steve Little, John Barlow, and Dale Alps are the four candidates for the three Board positions.

Newsletter: Vicki McCoy asked that the secretary that takes the annual meeting minutes be given a time limit of a week after the meeting to have the minutes ready for publishing. The Board agreed.

RLA BOARD OF DIRECTORS MEETING

May 20, 2000

Carpenter Committee: John Barlow reported that we have made an offer and it was rejected. John said there may be a chance to acquire some of the land. Marcille asked the Committee to form a report for the annual meeting.

Unfinished Business

Bulwark Ridge Association: Marcille stated she had received a phone call from the Matland's attorney stating that the Matlands were interested in trading their ranch to the Nation Forest. Marcille reported that the Bulwark Ridge Association's Covenants were attached to the ranch.

Covenant Violations; Private Automobiles: Marcille summarized a letter from Guiducci, RLA Attorney. Copy of letter is attached. Guiducci advised that the Board of Directors adopt a policy of taking aggressive positions on all covenant enforcement issues. In regard to private automobiles Guiducci suggests that in the wording of the letter from the board to the landowner that it is clearly stated that the landowner is in violation of Covenant #14. Marv Gee suggested to have a special work session of the Board on covenant violations only and to have Guiducci present. Steve Little suggested an article in the newsletter asking RLA members to report their observations of specific violations in writing to the board. Also, in the Guiducci letter, Mr. Guiducci commented about Copper Hill Rd being on the Mills property. Marv Gee moved to have Guiducci purpose an easement for Copper Hill Rd. Gene Pfeif second. motion passed. John Barlow moved to have Guiducci attend the July 2000 annual meeting at a fee of \$300. Marv Gee second. Motion passed.

RLA By-laws: Marcille provided copies of the Amended By-laws. Copy attached. Duke Sumonia asked if the Secretary of State needed to have a copy. The reply was that the Board will have Guiducci find out.

Water augmentation stock certificates: Marv Gee reported that Guiducci needs to review water documents for any other actions on the Boards part. Steve Little moved to have Guiducci review water documents and to engage a water attorney if necessary. Gene Pfeif second. motion passed.

RLA BOARD OF DIRECTORS MEETING

May 20, 2000

Annual meeting:

Door prizes/service awards: Marv Gee provided a planning checklist for the annual meeting. Checklist is attached. Marv asked if a separate mailing for the Annual Meeting and newsletter were needed. After discussion it was decided to have separate mailings. John Barlow will be in charge of the donations for the door prizes. Steve Little moved to extend the meeting until 12:00. Gene Pfeif second. Motion passed. Marcille wants to recognize individuals who donate their time for the Retreat. Guy McCoy suggested having a cash door prize. A bucket will be provided, at the annual meeting, for cash donations for the cash door prize.

Voting Signs: Marcille said she would check on some type of voting sign to be used at the annual meeting.

Equipment/Potluck supplies: Marv Gee will be in charge of the equipment needed for the annual meeting and John Barlow will be in charge of the supplies.

Calling Members: Board members will phone the membership and remind them of annual meeting.

NEW BUSINESS:

A: Review Proxy procedures: Marcille provided a copy of the June/July 1997 newsletter outlining voting procedures. Copy of the letter is attached. Marv Gee suggested a deadline be set for proxy votes to be turned in to the Corresponding Secretary. Steve Little suggested the Wednesday or Thursday before the annual meeting. Marv Gee moved to set deadline of midnight on the Wednesday prior to the annual meeting for receipt of all proxies to the Corresponding secretary at P.O. Box 160 Glen Haven, CO. Steve Little second. Motion passed. Marv Gee moved to extend meeting until 12:30. John Barlow second. Motion passed.

B: Motions for Annual Meeting: Marcille provided a copy of three motions submitted by Duke Sumonia. Copy is attached. Marcille stated that the Special Assessments motion submitted by Duke was already addressed in the by-laws. Duke Sumonia withdrew his Special Assessment motion.

RLA BOARD OF DIRECTORS MEETING

~~NOVEMBER 21, 1998~~

NEW BUSINESS (Cont.):

B: Motions for Annual Meeting: Marcille provided a copy of a purposed By-law change for consideration by the membership at the 2000 annual meeting. Copy attached. Marv Gee moved to submit the purposed By-law change to the membership at the 2000 annual meeting. Steve Little second. Motion passed. Vicki McCoy submitted a motion, to the board, to be submitted to the membership at the annual meeting. Vicki's motion pertained to fish stocking.

C: Metro Road District Report: Guy McCoy gave a report on the concept of a Metropolitan Road District. Copy of report is attached. The Board asked Guy to obtain additional information for the next board meeting.

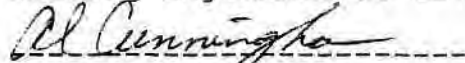
D: FISH STOCKING: John Barlow stated he has had one request from a landowner to stock the stream. Marcille asked to table this issue until after the annual meeting.

E: Appointment of Corresponding Secretary: Marv Gee moved to appoint Jan Ricker as the Corresponding secretary. Steve Little second. Motion passed.

F: FIRE DAYS: Marcille stated a meeting is needed between the RLA Board and the Glen Haven Board to plan Fire Days for 2001. Steve Little moved to extend the meeting five minutes for landowner comments. John Barlow second. Motion passed.

Landowners Comments: Duke Sumonia committed about water being withdrawn outside of the area. Guy McCoy stated small claims court can be used to enforce the covenants.

Meeting adjourned at 12:35.



Al Cunningham Recording Secretary

Approved _____

ARCHITECTURAL CONTROL COMMITTEE
RETREAT LANDOWNERS ASSOCIATION
POST OFFICE BOX 172
GLEN HAVEN CO 80532

May 15, 2000

TO: RETREAT LANDOWNERS ASSOCIATION
BOARD OF DIRECTORS
FROM: ARCHITECTURAL CONTROL COMMITTEE

The Architectural Control Committee wishes to advise the RLA Board of its activities since the last written report of March 20, 2000.

Resurrection Fellowship and Reverend ^{STOCKER} ~~Stalker~~ have submitted a new plan for a cabin to be built on Lot 9, Filing 1, Miller Fork Road. The board may remember a previously approved plan was withdrawn. The new plan has been approved; the placing of the structure remains essentially the same as the original submittal.

John Cooper submitted a plan for a small storage shed to be built on Lot 18, Filing 1, 719 Streamside Drive. Approval has been given.

Submitted,



Dennis R. Bicknell
For The ACC

ACCBDMY0

MEMO

DATE: May 20, 2000
TO: RLA Board of Directors
FROM: Ken Cooper, Assistant Treasurer

1. Membership update:

As of May 14 there have been three ownership changes since the March Board Meeting:

- * Daniel Schaaf purchased 1:82 from Whiton
- * Ernie & Lila Conrad purchased 2:46 from Manchester
- * James & Dorris West purchased 3:42 from Henson

Also, I have been advised that Jeffrey Heins is selling Bulwark 2, but as of this date it has not closed and I do not have the name of the purchaser.

2. Assessment payment status:

* Much to my delight and amazement all seven landowners to whom "friendly reminders" were mailed regarding unpaid assessments are now paid, including late fees. One of these was resolved at closing during a sale of property (Whiton to Schaaf). In the case of Dr. Maurice Ward, a note asking how much was owed for last year accompanied her check. I sent a letter April 27 showing the amount due including estimated legal fees and advised that upon receipt of full payment I would initiate lien release procedures. To date I have heard nothing in response.

* I received verification from Tom Krantz, GHAVFD Treasurer, that the \$50 checks allegedly mailed direct to GHAVFD by Avey & Sumonia were received.

* As suggested by the RLA Board I have done nothing in follow-up on the disputed membership of the Ballards (Bulwark Ridge). If the Board has more recent information and wants some action on my part, please so advise.

* The late charges due from Gooch have now been paid.

3. Fire Department Payments:

Including the checks from Avey & Sumonia mentioned above, there were 55 individual payments for the Fire Department. Pending the outcome of the Ballards disputing their inclusion in our membership, we have 221 potential assessments (including the Howarth double structure charge). Reducing this potential by one (Ballard) leaves 220 less 55 individual payments, or 165 to be paid from the RLA @\$50 or a net of \$8,250. I advised Bill Widmaier of that amount so he could make the payment prior to leaving on a couple of trips.

4. I have sent the Tom Geldes lien release, accompanied by the filing fee, to Larimer County.

RETREAT LANDOWNERS ASSOCIATION, INC.
BALANCE SHEET (CASH BASIS)
 May 15, 2000

ASSETS

CASH

Checking	\$2,307.54
Savings	<u>111,050.19</u>
	<u>113,357.73</u>

EQUIPMENT

Old Equipment	7,000.00
Road Grader (purchased 1992)	<u>11,325.00</u>
	18,325.00
Less: Accumulated Depreciation	<u>-17,864.00</u>
	<u>461.00</u>

Total Assets	<u>\$113,818.73</u>
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LIABILITIES

LIABILITIES

Payroll Taxes Payable	<u>\$0.00</u>
Total Liabilities	<u>0.00</u>

NET ASSETS

113,818.73

Total Liabilities & Net Assets	<u>\$113,818.73</u>
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Net Assets Consist of:

Unrestricted Funds	\$34,561.67
Contingency Fund	17,400.00
Equipment Fund	5,000.00
Bulwark Ridge Fund	3,098.45
Open Space Fund	<u>53,297.61</u>
	Total Cash
	113,357.73
Depreciated Cost of Equipment	461.00
	Total Net Assets
	<u>\$113,818.73</u>

RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
January 1, 2000 Through May 15, 2000

	ACTUAL	BUDGET
CASH RECEIPTS:		
Landowners' assessments - RLA	\$41,858.00	\$42,400.00
Landowners' assessments - Bulwark Ridge	\$2,500.00	
Transfer fees	400.00	800.00
Interest income	1,772.69	3,000.00
Other income including landowner late fees	123.73	0.00
Total Cash Receipts	<u>46,654.42</u>	<u>46,200.00</u>
CASH DISBURSEMENTS:		
Accounting	300.00	350.00
Administration:		
Office Supplies	236.72	750.00
Postage	297.21	500.00
Secretarial	80.00	350.00
Long Distance Telephone	105.42	400.00
Travel	0.00	100.00
Miscellaneous	62.04	290.00
Newsletter Postage & Copying	838.69	1,000.00
Membership Directories	0.00	250.00
Social Events & Annual Meeting	337.00	600.00
Donations - Fire Department	10,900.00	10,550.00
Environmental	0.00	1,000.00
Insurance	2,752.00	3,500.00
Legal fees	593.95	2,000.00
Membership	255.00	300.00
Water Assessment		240.00
Snow Removal	1,485.00	5,000.00
Road maintenance		
Payroll, Payroll Taxes & Insurance	154.21	2,000.00
Road Admin. & Certification Training		500.00
Road Base & Supplies	16.63	10,500.00
Regrade Roads & Ditches		3,500.00
Equipment Repairs & Maintenance	161.85	2,500.00
Equipment Fuel	<u>0.00</u>	<u>1,000.00</u>
Total Cash Disbursements	<u>18,575.72</u>	<u>47,180.00</u>
Excess of Cash Receipts over Cash Disbursements	28,078.70	<u>-980.00</u>
Cash balances January 1, 2000	<u>85,279.03</u>	
Cash balances May 15, 2000	<u>\$113,357.73</u>	

RETREAT LANDOWNERS ASSOCIATION
STATEMENT OF CHANGES IN FUND BALANCES
 January 1, 2000 through May 15, 2000

	NET ASSETS	UNRESTRICT. FUNDS	CONTING. FUND	EQUIP. FUND	BLWRK RIDGE FUND	OPEN SPACE FUND	EQUIP.
BALANCES 12/31/99	\$86,199	\$7,029	\$17,400	\$5,000	\$2,551	\$53,298	\$921
OPERATIONS	26,306	\$26,306			\$0		
INTEREST	1,773	\$1,726			\$47		
DEPRECIATION	-460						-\$460
TRANSFERS:	0	-\$500			\$500		
CONTINGENCY	0						
EQUIPMENT FUND	0						
BLWRK RIDGE	0						
Balances 3/25/00	\$113,818	\$34,561	\$17,400	\$5,000	\$3,098	\$53,298	\$461

The Bulwark Ridge & Open Space funds have been designated by general membership.

RLA Check Register

3/25'0 Through 5/15'0

5/15'0

R Checking

Date	Num	Description	Memo	Category	Clr	Amount
<u>Checking</u>						
3/27'0	3725	Vicki McCoy	Editor's Comp...	NEWSLETTER SUPP	x	-400.00
3/27'0	3726	Big Thompson ...	Deposit for A...	Annual Meeting	x	-200.00
3/30'0	3727	Ken Cooper	Postage & Copies	--Split--	x	-55.81
4/8'0	3728	Vicki McCoy	postage	NEWSLETTER POST	x	-82.20
4/17'0	3729	Postmaster	Pine Beetle M...	Administratio...	x	-70.95
4/21'0	3730	Guiducci & Gu...	Legal Fees	Legal Fees		-102.00
4/21'0	3731	Janice Ricker	Postage	Administratio...		-33.00
4/28'0	3732	Flo Belz	Secretary	Administratio...		-40.00
5/1'0	3733	New England B...	Envelopes - A...	Administratio...		-132.93
5/2'0	3734	Hobert Office...	Newsletter an...	--Split--		-112.40
5/3'0	3735	C.A.I.	Annual Member...	Membership		-230.00
5/3'0	3736	G.H.A.V.F.D.	Contribution	Donations		-8,250.00
5/3'0	3737	Odstrcil & Mies	CPA Fees	Accounting		-300.00
4/27'0		Landowners	Assessments &...	--Split--	x	577.00
5/3'0		Bank One	Transfer	[M1 - Unapprop]		7,000.00
4/21'0		Landowners	Assessments &...	--Split--	x	1,322.00
Total Checking						<u>-1,110.29</u>

RLA BOARD OF DIRECTORS MEETING SEPTEMBER 23, 2000

THE MEETING WAS HELD AT THE GEE RESIDENCE

Board members present: Dale Alps, John Barlow, Marvin Gee, Joanne Gilbaugh, Steve Little, Gene Pfeif, and Marcille Trahan. Also present were Florentine Belz, Ken Cooper, Vicki McCoy and Jan Riker. Landowners present were Marcella Bicknell, Marcia Cooper, Bea Behrens, Guy McCoy, Duke Sumonia, and Char Gee.

Marcille Trahan called the meeting to order for the election of a new Board president. Marvin Gee nominated Steve Little for president, seconded by John Barlow. Motion carried. Steve Little presided as the new president. Marcille Trahan nominated Marvin Gee for vice president, seconded by Gene Pfeif. Motion carried. John Barlow nominated Joanne Gilbaugh for Board secretary, seconded by Dale Alps. Motion carried. The appointment of treasurer and other officers was moved to new business. President Steve Little called for the adoption of the agenda. Added under New Business was a letter from Ernie Conrad Real Estate.

APPROVAL OF MINUTES: Minutes of the July Board meeting were corrected as follows: A letter received by Marcille Trahan from Vicki McCoy requested some corrections to the minutes. She asked that the hourly rates charged by the attorney Tim Buchanan be listed in the minutes. Add under Water Augmentation Certificates, "hourly rates quoted were Timothy Buchanan \$160.00, associates \$135.00, paralegals \$55.00, and law clerks \$55.00. These are his standard fees." Under Landowner Comments Vicki requested the first paragraph be corrected to read "she questioned whether an official Retreat function or party should have been publicized or advertised for not all RLA members were invited." Marvin Gee moved the minutes be accepted as amended. Seconded by Gene Pfeif. Motion carried.

Minutes of the July Annual meeting were accepted as written. Moved by Dale Alps, seconded by Marcille Trahan. Motion carried.

LANDOWNERS COMMENTS: Vicki McCoy asked that the following be included in the minutes. She asked that the Board "take some active, positive, specific steps to clear up the bad feelings in the Retreat and to prevent future incidents such as happened at the Annual meeting with Mr. Barlow from happening again. Mr. Barlow has stated that this kind of atmosphere has been present in The Retreat for a number of years and it is incomprehensible to her that no action has been taken and that the Board take active, specific steps to relieve the tension here."

Guy McCoy urged the Board to develop a memorandum of agreement for any other formal contracts with the lawyers be clear and understood as pertains to fees and attendance at meetings. He also commented that he thought the lawyers counting of votes at the meeting was inappropriate. Marvin Gee presented a letter from Ardene and Jim Boyd concerning barking dogs. It was tabled until the next meeting.

BOARD MEMBER COMMENTS: Marcille Trahan stated she would respond to a letter she had received from Vicki McCoy.

REPORTS:

Treasurer: Marcille Trahan reported for treasurer Bill Widmaier. Excess of cash receipts over cash disbursements were \$20,820.24. Cash balance as of August 31, 2000 consisted of \$2,160.58 in checking and \$103,938.69 in savings for a total of \$106,099.27. Two disbursements were made to repair the water truck; \$1,000 was transferred from the equipment fund to unrestricted funds. Marvin Gee moved the report be accepted for filing. Seconded by Marcille Trahan. Motion carried. Report attached.

Assistant Treasurer: Ken Cooper reported one new ownership change. Richard and Diane Visintainer purchased Lot 3, filing 3 from Hall. There was discussion on handling payments from landowners for their annual assessment and the appointment of a new assistant treasurer (moved to New Business.) Report attached.

Corresponding Secretary: New corresponding secretary Jan Riker had nothing to report.

Architectural Control Committee: Marcella Bicknell submitted a written report from Dennis Bicknell. Noted was the appointment of Kent Mills, Lot 57, filing 2 to the ACC. Report attached.

Roads Committee: Steve Little reported on work done recently; asphalt applied, ditches cleaned and rocks removed from roadbeds and illustrated it on a Retreat map. Much more work is needed and Steve will prepare a written report. He also reported on the water truck donated by the Glen Haven Fire Department and the repairs required. In addition to the truck's use for road work, it can also be used as a stand-by truck in case of fires. He was advised that the title be filed and the truck be licensed and insured. Steve noted that the costs of road base has increased. Marcille Trahan expressed the Board's and Landowners' appreciation for all the work and time donated by the roads committee. Steve Little suggested that compensation be given to Al Cunningham and to himself for gas used in their own vehicles to buy and transport gas back to the Retreat for use in the road equipment vehicles. Marvin Gee made a motion to encourage those who drive their private automobiles for road use improvements to submit vouchers periodically for reimbursement. Seconded by Marcille Trahan. Motion carried.

Environmental Committee: No report from chairman. Steve Little commented on the increased number of beetle killed trees in the Retreat.

NOMINATING COMMITTEE: Marcille Trahan, chairman for next year, presented guidelines she had prepared for use by the nominating committee. Moved by Marvin Gee these guidelines be adopted. Seconded by Joanne Gilbaugh. Motion carried. Copy attached.

Welcoming Committee: No report.

Newsletter: It was determined that minutes of the Annual meeting must be approved by the Board at its next regular meeting before publication in the September/October Newsletter.

Carpenter Committee: John Barlow reported no new activity. More communication between the principals was encouraged to resolve the issue in a timely manner. John Ventresca, an adjoining landowner, was expected to visit the Retreat soon.

UNFINISHED BUSINESS:

Bulwark Ridge "Association": Marcille Trahan reported Mr. Guducci is working on issues involving the water augmentation certificates as they pertain to the land exchange between the Maitlands and the U.S. Forest Service and for the removal of the covenants from that property. He is also working with the Ballards attorney to release them from the Bulwark Ridge Association. They have not paid their annual assessment but Marcille stated she felt they were obligated to make their payment since the issue has not yet been resolved.

Covenant Violations: Marvin Gee reported on the number of current violations observed. He offered a "revised" draft copy of a letter to be sent to offending landowners. A copy will be sent to Mr. Guducci for review and to define "stored" or "covered." Report attached.

Water Augmentation Stock Certificates: Marcille Trahan reported on a conference call between Mr. Guducci, Marvin Gee and herself and the Maitland's attorney to insure the Retreat's well water needs will be met under the augmentation plan. Further negotiations will continue.

QUEST (U.S. WEST) ABANDONED WIRES: Marvin Gee reported some progress is being made toward authorizing their removal by the phone company.

Improvement Districts Report: A study submitted by Guy McCoy will be considered at a future date.

NEW BUSINESS:

Meeting Dates: Dates for Board meetings for the upcoming year were set. They are November 18, 2000, January 27, March 24, May 19 and July 28 in 2001. The budget work session will be held November 4th at 4:00 p.m. at the Widmaier cabin. Marvin Gee moved these dates be adopted. Seconded by Gene Pfeif. Motion carried.

Board Meeting Standing Rules: Marvin Gee presented a draft copy of Standing Rules for the Board of Directors as applies to Board meetings. He moved the draft copy be adopted. Seconded by Marcille Trahan. The draft was reviewed and changes were made to item 3 to eliminate "Bimonthly" and item 14 was changed from "shall govern" to "will govern." Item 12 was changed to "A smoke-free environment will be practiced in the meeting room." The draft was approved with the changes and motion passed. Copy attached.

Appointment of Officers and Committee Chairs: William Widmaier agreed to continue as treasurer. Marcella Bicknell will replace Ken Cooper as assistant treasurer. There was discussion of the procedure for handling checks written for Landowner assessments and for the portion designated for the Glen Haven Volunteer Fire Department. Some landowners had been writing two checks for the benefit of tax records which complicated the job of the assistant treasurer and if they were sent separately. It was agreed that one check for the full amount of the assessment and GHVFD donation combined be sent to the Retreat assistant treasurer. ^{ONE CK} _{RECEIPT} The Landowner could request a receipt for the donation portion to the GHVFD.

Dennis Bicknell will continue as Chairman of the Architectural Control Committee. Graham Fowler had not confirmed that he would remain as Environmental Chairman. Vicki McCoy will

continue as Newsletter editor. A snow plowing committee was formed with John Barlow as chairman and another Retreat member to be selected by him. Their duties would involve monitoring snow plowing of the roads when needed. Other appointments were John Barlow and Steve Little, co-chairmen of the roads committee; Jan Ricker corresponding secretary; Flo Belz recording secretary; Pam Nuttall welcoming committee. Nominating committee members are Marcille Trahan, Marcella Bicknell, Jack Heidebrecht and Ed Richards.

Water Certificate: Marvin Gee moved that a formal letter of thanks be written to Merlin Friedrichsen for arranging and paying for the one acre foot of water to be used on the Retreat roads. Seconded by Dale Alps. This certificate is for 326,000 gallons, expiring on October 31, 2000. Motion carried.

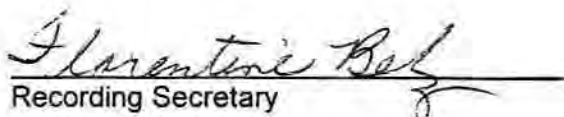
Winter Potluck: Moved by Dale Alps and seconded by Joanne Gilbaugh to table this item until the November meeting. Motion carried.

Letter from Ernie Conrad: Marcille Trahan read a letter from Ernie Conrad stating that two more of his real estate directional signs had disappeared in the Retreat within the past week. That is a total of four missing and it has been reported to the Larimer County Sheriff. It was the consensus of the Board that directional signs could be permitted but their removal by someone other than the real estate agent was an offense. Steve Little will discuss the situation with Ernie Conrad.

A motion was made by Marvin Gee to extend the meeting until 12:00 noon. Seconded by Gene Pfeif. Motion carried.

Landowner Comments: Viki McCoy asked that her letter about the parliamentarian be passed along to the new president.

The meeting was adjourned at noon.


Recording Secretary

**RLA Board of Directors Meeting
November 18, 2000**

The meeting was held at the Little residence

Board members present: Dale Alps, John Barlow, Marvin Gee, Joanne Gilbaugh, Steve Little and Marcille Trahan. Also Florentine Belz, Marcella Bicknell, Julie Fowler, and Bill Widmaier. Landowners present were Carl Friis, Duke Sumonia and Irene Little.

Steve Little, president, called the meeting to order. The agenda was adopted with the addition of J. under new business, discussion of Bulwark Ridge Association, water rights and attorneys' fees.

Approval of Minutes: Minutes of the September Board meeting were corrected as follows: page 1 and page 2, "Jan Riker" was corrected to Jan Ricker." Page 1, "lawyers" in next to last paragraph was corrected to "lawyer's." John Barlow moved that the minutes be adopted as corrected. Seconded by Marcy Trahan. Motion carried.

Landowner Comments: Duke Sumonia read a letter he had written to the Board concerning expenditures for Bulwark Ridge Association and water rights attorneys' fees. Added under new business.

Board Member Remarks: Joanne Gilbaugh moved to express the Board's thanks and gratitude to Marcy Trahan for her two years of wonderful dedicated service as president. Seconded by John Barlow. Motion carried.

REPORTS:

Treasurer: Bill Widmaier reported as of November 15, 2000 cash disbursements exceeded year to date receipts by \$1,445.68. Cash balances at November 15, 2000 consisted of \$2,339.29 in checking and \$81,494.06 in savings for a total of \$83,833.35. Report attached.

Assistant Treasurer: Marcella Bicknell reported four ownership changes since the September Board meeting. A lot owned by Paul Kuna is also under contract. The membership remains at 221. Marcella will prepare and mail 2001 assessment notices prior to January 1, 2001. Report attached.

Corresponding Secretary: No report.

Architectural Control Committee: No pending applications. Report attached.

Roads Committee: Steve Little reported five loads of road base applied; four in Bulwark Ridge Assoc. and one on Fishermans Lane. He also stated anti-freeze had been added where needed to the equipment. Cold weather will prevent any additional road work for the year.

Snow Plow Committee: John Barlow reported Paul Howarth has plowed where needed.

Environmental Committee: No report.

Nominating Committee: No report.

Welcoming Committee: No report. Steve Little suggested a packet available from the Larimer County Land Use Committee addressing land use and environmental concerns be included in the Newcomers packets.

Newsletter Editor: Julie Fowler has replaced Vicki McCoy who has resigned. Steve Little suggested e-mail addresses of Board members be included in the Newsletter. Marcy Trahan stated official communications regarding issues should be followed up with a written and signed letter.

Carpenter Committee. John Barlow reported Mr. Ventresca, an adjoining landowner to the Carpenter property, did not make his planned trip to Colorado. The Carpenters are reportedly in contact with the Estes Valley Land Trust regarding use and restrictions of their land with the possibility of a conservation easement.

UNFINISHED BUSINESS

Bulwark Ridge "Association": Discussed later under Water Augmentation Stock Certificates.

Covenant Violations: Marvin Gee reported that Mr. Guducci has advised the Board that the covenants are enforceable and recommended specific wording in the letter to be sent to offending landowners in violation of Covenant No. 14 regarding automobiles not in use. Because of the winter weather this item was tabled by consensus and no action will be taken until the next Board meeting. The motor home on the Gröme property was discussed. Marvin Gee moved that Mr. Gröme be sent another letter advising them that their letter has been received and reviewed by the Board. The Board believes their intent is clear and again ask them to comply within the next thirty days to remove the motor home and trailer. Seconded by Marcy Trahan. Motion carried. Steve Little advised the Board that he had talked to Mr. Nuttall about the motor home on their property and that it too is in violation of the covenants. They will be sent a reminder letter requesting that it be moved. Several propane tanks also need to be covered and reminders sent.

Steve Little questioned what legal remedies the Board has when there is not compliance with the covenants after the landowner has been notified. Marcy Trahan referred to Sec. 2, Article 12 of the by-laws that legal redress would be a letter from the Board's legal counsel and any expenses incurred would be assessed to the landowner in violation and could be an assessment against the property with rights and privileges revoked.

Water Augmentation Stock Certificates: Marcy Trahan reviewed a copy of a letter she had received from Fischer Brown and Gunn, attorney for the Maitlands to Tim Buchanan, water attorney retained by Mr. Guducci, regarding the transfer of the water shares. The letter stated their intent was to go to water court to transfer water well rights to other properties they own. Their use of domestic water rights for irrigation was questioned by the Board as was their request for past assessments on a pro-rated

basis. These conditions would not be acceptable to the RLA or in agreement with the existing augmentation plan. Mr. Buchanan was going to put together a proposal and submit it to the RLA on how this matter could be handled and effect the transfer of the water shares in question.

Qwest (US West) Abandoned Telephone Wires: Marvin Gee reported he had been in contact with management at Qwest who have contracted with an independent contractor to have these wires removed. No starting date was indicated. Landowners should be made aware of this activity through the Newsletter.

Improvement Districts: Mr. McCoy was not present to update information on the concept of a Metropolitan Road District. Marcy Trahan moved this item be tabled until the January meeting. Seconded by Dale Alps. Motion carried.

Thanks to Ken and Marcia Cooper: Marvin Gee moved an official letter of thanks be sent by the Board and the Association to Ken and Marcia for their years of service as assistant treasurer and that our appreciation also be conveyed in the Newsletter. Seconded by John Barlow. Motion carried.

NEW BUSINESS

Budget 2001: Treasurer Bill Widmaier submitted copies of the 2001 budget prepared from the work session Nov. 18th. Marcy Trahan moved that the budget be adopted, seconded by Joanne Gilbaugh. Discussion followed that the proposed annual assessment of \$220 per landowner would include the third year of the RLA's commitment to the Glen Haven Area Volunteer Fire Department of \$50 per landowner and is within the \$250 cap voted by the membership. The motion to adopt the budget was passed. It will be printed in the next Newsletter.

Annual Assessment, 2001: Marvin Gee moved that the annual assessment for membership in the RLA for the year 2001 be \$220 per member and it includes a \$50 donation to the GHAVFD. Seconded by John Barlow. Motion carried.

Newsletter Editor's Resignation: Marvin Gee moved that the Board accept the resignation of Victoria McCoy as Newsletter editor and that she be thanked for her service since 1996. Seconded by Marcy Trahan. Motion carried. Steve Little will send a letter of acceptance with appreciation for the years she served.

Appointment of Newsletter Editor: Marcy Trahan moved that Julie Fowler be appointed as new Newsletter editor. Seconded by John Barlow. Motion carried.

Winter Potluck: The date for the potluck was set for February 17 at the Community Church of the Rockies in Estes Park. The cost for the use of this facility may increase to approximately \$145. Marvin Gee volunteered to make the arrangements and suggested the program be presented by Brian Servanti, a student at UNC on the history of the Ute Indians in this area. A motion was made by Dale Alps and seconded by John Barlow that the speaker, Mr. Servanti, if he is available, be offered an honorarium of up to \$100. Motion carried.

A motion was made by Marcy Trahan to extend the meeting to 12:00 noon, seconded by Joanne Gilbaugh. Motion carried.

Letters/Boyd, Grøme, Ellis, Phillips: The Boyd issue of barking dogs has been handled. Grøme's letter was dealt with above. Letters from Mrs. Ellis and others regarding real estate signs in the Retreat were discussed. An earlier decision by the Board allowed the signs at the entrance and directional signs within the Retreat to remain. Suggestions were that maps be made available or a bulletin board be placed where information could be posted. Steve Little will discuss the problem with Ernie Conrad. Mr. Phillips had complaints about noise from continuing construction in his neighborhood. Legal counsel suggested these complaints and ensuing conversations with Mr. Phillips and Mr. Dyer be documented. The attorney's main concern was safety when rocks are being moved and the danger to the road and traffic below.

Snow Plow Miller Fork Road/Bulwark "Entrance": This concerns the 400 feet to the Gilmore driveway in Bulwark Ridge Assoc. It was agreed by consensus this can continue as it gives the snowplow drivers a place to turn around and protects the investment in the road repairs.

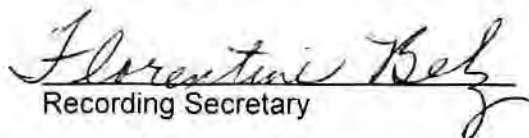
Registration/Insurance for Water Truck: Steve Little obtained an estimate of about \$105 for six months for liability insurance from State Farm. Whether to license and insure the truck was tabled until the January meeting to gather more information about coverage. Steve Little stated that the owner of the truck, before it was obtained by the GHAFD, had signed off on the title. Year round coverage on the truck would be an advantage if it was needed to haul water to a fire via public roads.

New Water Augmentation Certificates/Roads: Marvin Gee will check with Merlin Friedrichsen on availability of water certificates for road work.

Bulwark Ridge Water Rights and Attorney Fees: Duke Sumonia voiced a concern about expenditures for legal fees in the Bulwark Ridge Assoc. Marcy Trahan explained the advantages to the Retreat for working with the Bulwark Ridge Assoc. through our attorneys to resolve the covenant and water issues and how the two associations are tied together.

Landowner Comments: There was a discussion about sending carbon copies of correspondence by Mr. Sumonia to various landowners and not listing the names of those recipients.

The meeting was adjourned at 12:05 p.m. after a five-minute extension.


Recording Secretary

ARCHITECTURAL CONTROL COMMITTEE
RETREAT LANDOWNERS ASSOCIATION
POST OFFICE BOX 172
GLEN HAVEN CO 80532

November 17, 2000

TO: Retreat Landowners Association Board of Directors

FROM: Retreat Architectural Control Committee

The Architectural Control Committee wishes to advise the Board of Directors of its activities since the last written report of September 20, 2000. Official approvals and applications have been minimal during this time period. There are no pending applications. Several members have advised of painting the exterior of their homes. One member added a storage shed to the side of the house structure.

Submitted,



Dennis R. Bicknell
For The ACC

ACCBDNV0

MEMO

DATE: November 18, 2000
TO: RLA Board of Directors
FROM: Ken Cooper, Assistant Treasurer

1. Membership update:

As of November 10, 2000 there have been four ownership changes since the September Board Meeting:

- ☞ Ed Grueff purchased 1:13 from Welch
- ☞ John & Mary Nolan purchased 1:82 from Schaaf
- ☞ Anita Meis purchased 4:34 from Hawthorne
- ☞ Gregory & Nan Sigman purchased 5:12 from Regehr

Our current membership remains at 221, including the double lot, double structure charge for Mary Howarth and pending resolution of the Ballard dispute (Ballard is in the 221 count).

2. Subsequent to the September Board meeting, Marcia & I gave to Marcella Bicknell all existing files, correspondence, computer disks, supplies etc for the Assistant Treasurer position. As new deposit slips for Bank One had not yet arrived, we contacted Security Title and Transnation Title asking that they continue to send transfer fees to us until otherwise advised. We have made deposits of said transfer fees and sent copies to Treasurer Bill Widmaier. The new deposit slips have since arrived and were given to Marcella November 11, 2000.