



RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160
Glen Haven, Colorado 80532

MINUTES

THE TWENTY-FOURTH ANNUAL MEETING

JULY 29, 1995

THE GLEN HAVEN COMMUNITY BUILDING

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

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

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

Esther Russell, Parliamentarian, was introduced.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MEETING ADJOURNED at 4:20 p.m.

Respectfully submitted,

Joanne Weinmeister
Recording Secretary