

Retreat Landowner's Association, Inc.

Board Meeting Agenda

January 28, 2006

9:30 A.M., Anderson residence, 1518 Dunraven Glade Road

- 9:30 A.M. Call to order
 Adopt agenda
 Approval of November meeting minutes
 Landowner comments
 Board member comments
- 10:00 Reports
- a. Treasurer (confirm telephone/email vote appointing new treasurer)
 - b. Assistant treasurer/Corresponding Secretary
 - c. Architectural Control committee
 - d. Roads committee
 - e. Environmental
 - f. Nominating committee
 - g. Newsletter editor
 - h. Dunraven Glade committee
- 10:30 Unfinished Business
- a. SB 100
 - b. Lear
- 10:45 New Business
- a. Midwinter potluck
 - b. Newsletter/website issues
- 11:30 Adjourn

RLA BOARD MEETING

January 28, 2006

The meeting was held at Steve Anderson's house.

Board members attendees: Bruce Brown, Graham Fowler, Ann Martin, David Musick, Steve Anderson, Ralph Brethauer, Kent Mills

Also attending: Dennis Bicknel, Vernon and Peggy Burch, Gordon Nuttall, Jan Ricker, Anita Meis, Marilyn Bedford

Landowners in attendance: Jay Bedford, Duke Sumonia

The meeting was called to order by Graham Fowler.

Changes to agenda: New Minute Format to come after Board member comments.

Being no dissent the November minutes were approved.

Landowner Comments:

- Duke questioned whether the board would discuss the new RLA policy, question was tabled until the entire board had a chance to look over the policy. Part of the new policy states that no one is allowed to take notes during the meeting, this includes tape recording, with the exception of the board recorder.
- Jay Bedford commended David Musick for the good work on the roads, and equipment building. The landowners really appreciate his efforts.

Board Member Comments:

- David Musick moves that the RLA covers the annual assessment for Jim and Ardene Boyd, Ralph Brethauer seconds the motion, motion passed.
- Graham Fowler advised that he talked to Jim Boyd and Jim is willing to help with road maintenance.
- Steve Anderson requests an executive session. Steve makes the motion and David Musick seconded the motion.
- Graham Fowler advised topic of executive session was a personnel matter.
- Ann Martin volunteered to contact Holiday Inn to make reservations for the Annual Meeting.
- David Musick asked the board for consideration in looking into a company, At Home.Net, for a Web site for the RLA. He passed out three brochures from that company.

- Ann Martin asked if it was necessary to save the CAI magazine to which the RLA has subscription. The magazine is not being read or utilized. Graham suggested that when the subscription is up that the RLA does not re-new.
- New minutes format discussion, agreed upon procedures were: Make note and include in the minutes when a board member says they will do a particular job so they won't forget what should be done, also a short sentence when a particular report has been mentioned as to what that reports refers to, mentioning the main topic. And finally an asterisk at the bottom of the minutes saying reports are available upon request.
- Graham advised the board took an email vote electing Anita Meis as the board treasurer.

Treasurer Report:

- Anita advised 4th quarter payroll reports and year end payroll reports were complete, the year end tax statement is ready for signatures. Year end financial statements are also available. One item brought to the boards' attention is the difference between the insurance budget and actual costs. The actual costs were considerably higher, largely due to the new grader and equipment barn.*
- Graham Fowler made a motion to direct Anita Meis to set an audit of the RLA books with a CPA, with a cap in the cost of \$5000.00, do a review of the books every two years.
- David Musick seconded the motion, motion passed.

Assistant Treasurer/Corresponding Secretary

- Landowners have increased to 223. So far we have received 127 assessments, for a total \$41,275.00. *

Architectural Control Committee

- Dennis advised that he makes one or two trips a week around all the construction sites.
- Steve Anderson will write a letter to the Walter's family in regards to fees to be followed up by a certified letter.
- Graham will mail a copy of the RLA policy to the board before next board meeting.
- Dennis discussed the two forms used by the ACC; one for driveways and one for construction and changes. Dennis and David will work on draft changes to these forms, however, the current forms are in effect. *

Roads

- Air compressor has been purchased and paid for.
- Slash pile has been completely removed.
- Gift certificate was purchased and given to the Lindsays.
- The water truck is scheduled for maintenance and repair. Negotiations are on going for hiring a heavy equipment operator. David will have a proposal at next meeting for hiring a heavy equipment operator.*

Environmental

- Peggy Burch requests everyone to be aware of possible poaching in our area and report any suspicious activity, reports can be made at 1-877-265-6648. Reminder, please do not feed wildlife, and do not allow dogs to chase wildlife. *

Nominating Committee

- No report

Newspaper editor

- See report
- New DVD is now available, this DVD has both the hiking trails and the Retreat history on it.*

Dunraven Glade committee

- Dust retardant is not available until spring.*

Unfinished Business

- Graham will mail copies of SB100 compliance documents to the board.
- Bill has not been received for the new RLA policy document.
- Duke advised there is a cleanup to SB100 on line, it is SB6-089.
- Lear: Graham checking with lawyer to see if RLA covenants and policy cover Bulwork Ridge covenants.
- Steve Anderson will contact Lear by telephone, letter or perhaps personally in regards to potential violations.
- Graham moved to extend meeting to 12:00, seconded by Ann Martin, motion passed.

New Business

- Gordon Nuttal proposed a mid winter pot luck sometime in early March. Gordon will check on facility availability and set up the pot luck.
- Suggestion was made for entertainment by Greg Martin and Bob Clark.

- Violation – Grabowski's have propane tank not covered. Graham will stop by and check with them.
- Dennis suggested an article in the newsletter concerning emergencies and evacuation.
- Suggestion to do some type of memorial for Jim Broomfield. Ann will take care of this.
- Graham moved to adjourn and David seconds, motion passed.

Adjourn 12:00

- Committee reports referred to in the minutes are available upon request or on the RLA website

I would like to take this opportunity to advise the board that since Jay and I pursuing the possibility of purchasing a new business I am unable to continue as the recorder for the RLA board. I will be at the meeting on the 25th.

ODSTRCIL & MEIS
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January 3, 2006

ACCOUNTANT'S COMPILATION REPORT

To the Board of Directors
Retreat Landowners' Association, Inc.
Glen Haven, Colorado

We have compiled the accompanying statement of assets, liabilities and net assets – cash basis for Retreat Landowners' Association, Inc. (a Colorado non-profit corporation) as of December 31, 2005 and the related statement of revenues, expenses and changes in net assets – cash basis for the year then ended, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The financial statements have been prepared on the cash basis, which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

The accompanying budgeted statement of revenues, expenses and changes in net assets of Retreat Landowners' Association, Inc. for the year ended December 31, 2005 has not been compiled or examined by us, and accordingly, we do not express an opinion or any other form of assurance on it.

Management has elected to omit the summaries of significant assumptions and accounting policies required under established guidelines for presentation of prospective financial statements. If the omitted summaries were included in the budgeted information, they might influence the user's conclusions about the Company's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared on the cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, net assets, revenues and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Retreat Landowners' Association, Inc.

Odstrcil & Meis CPA's PC
ODSTRCIL & MEIS, CPA'S, P.C.

Retreat Landowners' Association, Inc.
Statement of Assets, Liabilities and Net Assets - Cash Basis
As of December 31, 2005

ASSETS

Current Assets		
Cash and cash equivalents		
Checking - Key Bank		10,100.09
Money Market - Key Bank		21,195.00
Passbook - Key Bank		317.17
Total Cash and cash equivalents		<u>31,612.26</u>
Total Current Assets		31,612.26
Property and Equipment		
Old Equipment	7,000.00	
GMC	2,500.00	
Road Grader (2004)	43,554.00	
Accumulated Depreciation	<u>-7,500.00</u>	
Total Property and Equipment		<u>45,554.00</u>
TOTAL ASSETS		<u>77,166.26</u>

LIABILITIES AND NET ASSETS

Liabilities		
Current Liabilities		
Payroll Taxes		<u>0.00</u>
Total Liabilities		<u>0.00</u>
Net Assets		
Unrestricted		
Board Designated - Contingency Fund	6,693.00	
Operating	<u>63,832.51</u>	
Total Unrestricted		70,525.51
Temporarily Restricted		
Bulwark Ridge	2,940.75	
Dunraven Escrow	<u>3,700.00</u>	
Total Temporarily Restricted		<u>6,640.75</u>
Total Net Assets		<u>77,166.26</u>
TOTAL LIABILITIES AND NET ASSETS		<u>77,166.26</u>

See Accompanying Accountant's Compilation Report January 3, 2006.

Retreat Landowners' Association, Inc.
Statement of Revenues, Expenses and Change in Net Assets - Cash Basis
For the Year Ended December 31, 2005

	Actual Results Year Ending December 31, 2005	Budget Year Ending December 31, 2005	Variance
Revenues			
Landowners' Assessments	60,910.00	60,775.00	135.00
Interest Income	47.22	500.00	-452.78
Transfer Fees	1,200.00	1,000.00	200.00
Sale of Equipment	7,000.00	0.00	7,000.00
Other (Includes Late Fees)	212.98	0.00	212.98
Total Revenues	69,370.20	62,275.00	7,095.20
Expense			
Accounting	125.00	0.00	117.91
Administration			
Copies	117.91	0.00	
Miscellaneous	487.88	300.00	187.88
Office Supplies	248.65	350.00	-101.35
Postage	555.28	450.00	105.28
Secretarial	460.00	240.00	220.00
Total Administration	1,869.72	1,340.00	529.72
Donations - Fire Department	11,050.00	11,050.00	0.00
Environmental	0.00	250.00	-250.00
Insurance	4,174.58	3,000.00	1,174.58
Legal Fees	1,522.50	2,000.00	-477.50
Membership Dues	297.94	0.00	297.94
Membership Directories	311.91	250.00	61.91
Newsletter Editor Expenses	239.25	300.00	-60.75
Newsletter Postage & Copying	785.39	700.00	85.39
Pole Barn Project			
Pole Barn	21,663.75	0.00	21,663.75
Site Prep and Materials	205.92	0.00	205.92
Total Pole Barn Project	21,869.67	0.00	21,869.67
Road Maintenance			
Culvert Upgrade	0.00	4,000.00	-4,000.00
Dust Treatment	0.00	1,500.00	-1,500.00
Equipment Fuel	817.27	1,000.00	-182.73
Equipment Purchase	573.13	0.00	573.13
Equipment Rental	0.00	0.00	0.00
Equipment Repairs & Maintenance	3,657.42	3,000.00	657.42
Payroll	654.91	500.00	154.91
Signs/Mirrors	91.69	1,500.00	-1,408.31
Snow/Grader/Backhoe - Labor	0.00	1,000.00	-1,000.00
Total Road Maintenance	5,794.42	12,500.00	-6,705.58
Road Resurfacing Project			
Labor	0.00	0.00	0.00
Materials	0.00	25,000.00	-25,000.00
Roller Expense	916.03	0.00	916.03
Total Road Resurfacing Project	916.03	25,000.00	-24,083.97
Social Events & Annual Meeting	742.99	1,000.00	-257.01

See Accompanying Accountant's Compilation Report Dated January 3, 2006

Retreat Landowners' Association, Inc.
Statement of Revenues, Expenses and Change in Net Assets - Cash Basis
For the Year Ended December 31, 2005

	Actual Results Year Ending December 31, 2005	Budget Year Ending December 31, 2005	Variance
Tree Chip & Haul	950.00	750.00	200.00
Utilities	12.54	0.00	12.54
Water Assessment - Annual	0.00	350.00	-350.00
Water Certificates	430.00	0.00	430.00
Total Expense	51,091.94	58,490.00	-7,405.15
CHANGE IN NET ASSETS	18,278.26	3,785.00	14,500.35
NET ASSETS AT BEGINNING OF YEAR	58,888.00		
NET ASSETS AT END OF YEAR	77,166.26		

See Accompanying Accountant's Compilation Report Dated January 3, 2006

ASSISTANT TREASURER REPORT

January 28, 2006

Property Sales

There have been two property sales since the last report. The number of landowners increased by 1, to 223.

David and Denise Stookesberry of St. Louis bought 2:[33] from Gilbaugh. They are new landowners.

David and Jane Bost bought 3:[1] from Richards. They are new landowners. Richards still own 1:[60-61-62-63].

2006 Assessments

As of January 27, 127 assessments have been deposited, for a total of \$41,275. I have **another 3 that have not yet been logged in. Ninety three remain outstanding.**

Jan Ricker
Assistant Treasurer/Corresponding Secretary

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

January 26, 2006

TO: The Retreat Board of Directors

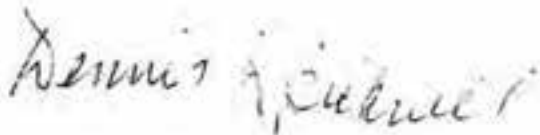
The Architectural Control Committee wishes to advise the RLA Board of its activities since the last written report of November 2005.

The variance request of Ron and Guidi Spurlin, Lot 17, Filing 4, 320 Fisherman's Lane to be less than 100 feet from Miller Fork Stream was granted by Larimer County. For the record, Miller Fork is not designated as a flood plain by FEMA; Larimer County considers any water course with a name to fall under its 100 ft rule.

There is still considerable construction activity within the Retreat, particularly on Bulwark Ridge Road. At least weekly observation visits have been made by the ACC mostly to ascertain road conditions, and any other possible conflicts affecting the Retreat. It is the opinion of the ACC chair that there is no excessive deterioration of the Retreat roads due to current activity.

There are no pending applications at this time.

The ACC would advise the RLA Board that excavation was done at the Walters Family Trust, Lot 83, Filing 1, Elk Ridge road on January 23, 2006. It appears to be of a size for a home. The ACC has no knowledge of compliance with the RLA Board's rule concerning the \$1000 deposit for heavy equipment operating on the RLA roads, nor of receipt of the \$200 fee enacted at by the board at the last board meeting.



Dennis R. Bicknell
For The ACC

REPORT
Roads Committee
January 28, 2006

Equipment Barn

A 60 gallon, 135 PSI vertical air compressor was purchased for the RLA equipment barn. In the spring, we will lay a concrete foundation, to which the compressor will be anchored by bolts. At that time we will run electrical wires to the compressor.

Slash Pile

The slash pile is now completely removed. After several telephone calls, we were able to secure matching funds, in the amount of \$425, from Larimer County Emergency Services for the cost of having our 2005 slash pile chipped and hauled (total cost \$850). The \$425 has been deposited in the RLA bank account.

The \$425 was our 2006 allocation of matching funds from Larimer County Emergency Services. If, in the late summer of 2006, Larimer County Emergency Services has funds remaining to match chipping and hauling expenses, we will be allowed to apply for additional 2006 matching funds. If not, we will have to pay the total cost of 2006 slash chipping and hauling.

A \$100 gift certificate from the Inn at Glen Haven was purchased and presented to Bob and Lita Lindsay, in appreciation for their allowing Mike's Tree Service to dispose of RLA wood chips on their property. We received a nice "thank you" note from Mr. and Mrs. Lindsay.

Water Truck

A new (used) steering column has been installed in the water truck.

The carburetor is being rebuilt.

We found and purchased an exhaust manifold for the engine. It will soon be installed.

We installed rubber pads on the brake and clutch pedals. We installed an accelerator pedal.

We have commissioned Kerry Donahue to design, fabricate and install a new rear-mounted water distribution system on the water truck.

Equipment Operators

Al Cunningham and Ralph Brethauer are no longer able to operate our equipment.

Dennis Bicknell has taken over as primary operator of the snow plow.

David Musick has identified a qualified backhoe and grader operator who is willing to work for the RLA, 20 hours per week through the summer months, at \$15 per hour. Negotiations are ongoing. If the RLA hires this person, we might need to add \$1,000 to the Roads labor budget for 2006.

We will continue to canvas RLA landowners, and other persons living in the Glen Haven area, in order to identify willing, qualified potential equipment operators.

Newsletter and Website report
January 28, 2006
Gordon Nuttall

The winter newsletter was mailed on December 5. Use of green paper was not a good choice – it washed out the pictures on the environmental report page.

A newsletter and Website policy was drafted as an attempt to address concerns expressed at the November meeting and the review/approval process of the December newsletter.

The next newsletter should further reduce costs by doing a trifold with the addresses preprinted using a mail merge.

The Retreat email distribution list has grown to 76 addresses. About 24 are willing to receive the newsletter via email only.

The Retreat Website now has a page for accessing all documents from one place. The board meeting dates and contact list were moved to home page to make them more accessible. All pages were updated with info from November board meeting.

The Web site now has four ads for the services page.

The feedback page was redesigned to steer board activity comments directly to the board members.

A new version of DVD is now available, using newer technology to get smoother motion and higher resolution. This DVD has both the hiking trails and the Retreat history on it. Distributed four copies to people who requested them.

Retreat Landowner's Association, Inc.
Board Meeting Agenda

March 25, 2006

9:30 A.M., Mill's residence, 644 Copper Hill Road

- 9:30 A.M. Call to order
 Adopt agenda
 Approval of January meeting minutes (add result of executive session on 01-28-2006)
 Landowner comments
 Board member comments
- 10:00 Reports
- a. Treasurer (status of audit)
 - b. Assistant treasurer/Corresponding Secretary
 - c. Architectural Control committee
 - d. Roads committee
 - e. Environmental
 - f. Nominating committee
 - g. Newsletter/web site
 - h. Dunraven Glade committee
 - i. Mid-winter potluck
 - j. Joint GHA/GHAVFD/Retreat meeting
- 10:30 Unfinished Business
- a. SB 100
 - b. Lear
 - c. Grabowski
- 10:45 New Business
- a. Annual meeting preparation
- 11:30 Adjourn

RLA BOARD MEETING

March 25, 2006

The meeting was held at the Mills residence

The March board meeting was called to order by president Graham Fowler. Board members present were Steve Anderson, Ralph Brethauer, Bruce Brown, Graham Fowler, Ann Martin, Kent Mills and David Musick. Also present were Dennis Bicknell, Peggy and Vernon Burch, Verna Heidebrecht, Gordon Nuttall and Jan Ricker. Landowners Jay Bedford, Marvin Gee and Duke Sumonia.

Graham presented the meeting agenda. It was approved.

Approval of January meeting minutes: Bruce moved to approve the meeting minutes after an amendment regarding a vote to end Gordon's web site was made in executive session 1-28-06.

Landowner comments: Landowner Marvin Gee stated * we are one association with one set of bylaws to be followed and enforced by the board. Board members are to follow the rules not their own private agenda and deal with one another in a civil way. Mean spirited behavior is not acceptable. Jay Bedford responded sure we want to get along together but things are not what they seem to be. That's why Steve Anderson and David Musick were elected last July. It's healthy to disagree. We are just being honest with one another. Graham Fowler said he agreed to a point but we are not the government. We need to stay amiable, not create disharmony. Jay Bedford replied 60 people signed a petition in a short time. David Musick added you are out voted. We haven't been here as long as others but we have just as much say and you are out voted. Graham Fowler noted that a lot of people who signed the petition have changed their minds. Jay Bedford said, I'm running for the board. If I win, I'm right.

REPORTS

Treasurer: Graham Fowler gave the report. At the last meeting we voted to have an audit. We were told that an audit wasn't necessary and a review by a CPA would save money. Ann Martin moved to have Bill Widmaier do the review. It passed. *

Assistant treasurer/corresponding secretary: Jan Ricker reported that no properties have sold since the last report. The number of land owners remains at 223. 206 assessments have been paid to date. Graham Fowler made a motion to try and resolve the Avey and Chenoweth assessments by June 1 and to sent the rest to the lawyer for liens to be filed. Jan Ricker mentioned that in the next year or two another safe deposit box would be needed. It was tabled for a future vote. Ralph Brethauer requested that board members get a copy of reports for review before meeting dates. *

Architectural control committee: Dennis Bicknell reported an application to build a cabin on lot 61 filing 2 on Copper Hill Road. Review and approval may be given next week. The dirt contractor has extra dirt available. The Retreat will use the fill dirt at the pole barn site. Road use fee is \$200. If they have significant loads of dirt, {more than 7} we could waive the

road use fee. *

Roads committee: David Musick reported that repairs have been made to the brakes on the water truck. A new water distribution system will be installed in the next few weeks. The prime objective of the water truck was to aid the GHVFD with water. It needs to have a quick release valve on the back or side of the truck in order to aid the fire department. David Musick will meet with Chief Steve Childs to determine the proper location of the valve. Roads committee needs an additional \$1,000 added to its budget. All 7 board members voted to put the name "AL" on the sides of the grader. Ralph Brethauer stated we need new chains for the new grader. The old ones are 14" short. The chains are \$300 per pair and we need 3 pairs. If we wait until July to purchase them we'll get a 30% discount. *

Environmental committee: There was no report but Peggy Burch said landowners should watch for signs of beetle infestation in our trees. If they are infested they will begin yellowing in April. We should also watch for pitch tubes on trees. If you have infested trees they should be cut down by May before the beetles fly. Flying beetles can infest a tree up to a mile away. Jay commented on all the Knap weed in the Retreat. Peggy stated we need a small grant to treat thistle on Dunraven Glade or we need to do the work ourselves. If kept from going to seed they will eventually die out. She needs a lot of people to join and help. The county has a web site for weed identification. Graham Fowler presented an invoice from the Estes Valley Improvement Assoc. for a \$25 membership. It was approved. Membership entitles Retreat landowners to call Larimer County Weed District in Ft. Collins {970} 498-5769 for help in identifying weeds, for help in buying the correct spray for certain weeds, the best time to spray, loan of a sprayer, to sell you seeds for bare spots and they will mow and spray for a fee.

Nominating committee: Nothing today. Ralph Brethauer, Ann Martin and Dennis Bicknell are the committee.

Newsletter/ web site: Steve Anderson reported the news letter will come out in April. David Musick reported the cost of a premium web site subscription for one year to be \$960 plus a \$50 start up fee. It would total \$1,080 the first year and \$1,010 the second year.

Dunraven Glade committee: Ann Martin reported that Joanne Persichetti had called the county about the wash board road with no response. The county is to blade and spray with dust retardant in May.

Potluck: Gordon Nuttall reported that the winter potluck had a good attendance. Everyone enjoyed the story telling by Greg Martin. He wants to have a wine and cheese again before the annual meeting and possibly do a potluck in October. He wants to restart the seminars on tree care, fire mitigation and evacuation. *

Unfinished business: Plans are afoot for a joint fire/community building. The Glen Haven and Retreat boards have voted to give \$1000 each to the research committee.

Dennis Bicknell recommended all reports be E-mailed to board members and committee chairs one week before board meetings. Copies should also be brought to the meeting for landowners

who attend. It was approved.

The Grabowski propane tank has been taken care of.

Senate Bill 100:

"Enforcement Policy and Procedures" was approved with deletions. Will bring the subject of fines for violations up for a vote at the annual meeting.

"Conflict of Interest" was adopted.

"Inspection and Copying of Association Records" was adopted.

"Conduct of Meetings" was adopted with deletions.

"Policy Regarding the Adoption and Amendment of Policies" was approved.

"Collection Policy" was approved.

Kent Mills moved to approve the Bill and Bruce Brown seconded. The Bill was approved.

Graham Fowler moved to have the meeting extend to 12:00 P.M. and Ann Martin seconded.

New Business: David Graf P.C. sent a proposal to represent the Retreat. The board authorized Graham to proceed.

The board voted to send \$100 to Hospice in memory of Al Cunningham.

Will put a notice for a recording secretary in the April News Letter.

Annual Meeting preparation; Graham Fowler will present SB100. David Musick will present the web site proposal and roads report. Ann Martin has reserved the Holiday Inn. Need to put a notice in the News Letter regarding a slip of paper that will be included in the packet for pre-registration. Landowners will need to fill out their name, lot and filing numbers to facilitate sign in. One vote per couple.

Need to hire Joan VanHorn as recording secretary for the annual meeting.

Need to submit reports, nominating committee bios from candidates and any bylaw amendments by June 1st.

Check on availability of Glen Haven Community Building for Wine and Cheese the Friday night before the annual meeting.

Meeting was adjourned at 12:00P.M.

* Committee reports referred to in the minutes are available upon request or on the RLA website.

Verna Heidebrecht, recording secretary

ODSTRCIL & MEIS
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March 19, 2006

ACCOUNTANTS COMPILATION REPORT

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Glen Haven, Colorado

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Odstrcil & Meis CPA's P.C.
ODSTRCIL & MEIS, CPA'S, P.C.

Retreat Landowners' Association, Inc.
Statement of Assets, Liabilities and Net Assets - Cash Basis
As of February 28, 2005

ASSETS

Current Assets		
Cash and cash equivalents		
Checking - Key Bank		20,928.80
Money Market - Key Bank		61,207.34
Passbook - Key Bank		317.17
Total Cash and cash equivalents		<u>82,453.31</u>
Total Current Assets		82,453.31
Property and Equipment		
Old Equipment	7,000.00	
GMC	2,500.00	
Road Grader (2004)	43,554.00	
Accumulated Depreciation	-7,500.00	
Total Property and Equipment		<u>45,554.00</u>
TOTAL ASSETS		<u><u>128,007.31</u></u>
LIABILITIES AND NET ASSETS		
Liabilities		
Current Liabilities		
Payroll Taxes		<u>0.00</u>
Total Liabilities		<u>0.00</u>
Net Assets		
Unrestricted		
Board Designated - Contingency Fund	6,693.00	
Operating	114,673.56	
Total Unrestricted		<u>121,366.56</u>
Temporarily Restricted		
Bulwark Ridge	2,940.75	
Dunraven Escrow	3,700.00	
Total Temporarily Restricted		<u>6,640.75</u>
Total Net Assets		<u>128,007.31</u>
TOTAL LIABILITIES AND NET ASSETS		<u><u>128,007.31</u></u>

See Accompanying Accountant's Compilation Report March 19, 2006.

Retreat Landowners' Association, Inc.
Statement of Revenues, Expenses and Change in Net Assets - Cash Basis
For the Two Months Ended February 28, 2006

	Actual Results	Budget	Variance
	Two Months Ending February 28, 2006	Year Ending December 31, 2006	
Revenues			
Landowners' Assessments	51,990.00	72,150.00	-20,160.00
Interest Income	12.34	0.00	12.34
Transfer Fees	0.00	1,000.00	-1,000.00
Other (Includes Late Fees)	116.00	0.00	116.00
Total Revenues	<u>52,118.34</u>	<u>73,150.00</u>	<u>-21,031.66</u>
Expense			
Accounting	0.00	500.00	-500.00
Administration			
Bank Charges	7.25	0.00	7.25
Copies	0.00	0.00	0.00
Miscellaneous	0.00	300.00	-300.00
Office Supplies	150.24	250.00	-99.76
Postage	145.47	400.00	-254.53
Secretarial	0.00	750.00	-750.00
Total Administration	<u>302.96</u>	<u>1,700.00</u>	<u>-1,397.04</u>
Donations - Fire Department	0.00	22,200.00	-22,200.00
Environmental	0.00	250.00	-250.00
Gifts and Memorials	425.00	0.00	425.00
Insurance	0.00	3,000.00	-3,000.00
Legal Fees	0.00	2,000.00	-2,000.00
Membership Dues	0.00	275.00	-275.00
Membership Directories	0.00	300.00	-300.00
Newsletter Editor Expenses	0.00	200.00	-200.00
Newsletter Postage & Copying	0.00	750.00	-750.00
Road Maintenance			
Culvert Upgrade	0.00	2,000.00	-2,000.00
Dust Treatment	0.00	1,500.00	-1,500.00
Equipment Fuel	0.00	2,000.00	-2,000.00
Equipment Purchase	0.00	3,000.00	-3,000.00
Equipment Rental	0.00	1,500.00	-1,500.00
Equipment Repairs & Maintenance	955.92	5,000.00	-4,044.08
Materials - Road Base	0.00	15,000.00	-15,000.00
Payroll - Taxes	1.62	1,000.00	-998.38
Payroll - Wages	0.00	3,000.00	-3,000.00
Signs/Mirrors	0.00	200.00	-200.00
Total Road Maintenance	<u>957.54</u>	<u>34,200.00</u>	<u>-33,242.46</u>
Social Events & Annual Meeting	0.00	1,000.00	-1,000.00
Tree Chip & Haul	-425.00	1,000.00	-1,425.00
Utilities	16.79	100.00	-83.21
Water Assessment - Annual	0.00	430.00	-430.00
Total Expense	<u>1,277.29</u>	<u>67,905.00</u>	<u>-66,627.71</u>
CHANGE IN NET ASSETS	<u>50,841.05</u>	<u>5,245.00</u>	<u>45,596.05</u>
NET ASSETS AT JANUARY 1, 2006	<u>77,166.26</u>		
NET ASSETS AT FEBRUARY 28, 2006	<u>128,007.31</u>		

See Accompanying Accountant's Compilation Report Dated March 19, 2006

March 8, 2006

As instructed by the board at the January 28, 2006 meeting I made arrangements to have an audit performed for the calendar year 2005. In the preliminary stages of the audit (i.e. providing general ledger information, support documents, formation documents, equipment listing, history of the organization, reasons for obtaining the audit) the auditor asked why we felt an audit was necessary. There are several items He brought up that should be considered before proceeding:

- 1) SB 100 states that an audit or review only needs to be done if at least a 1/3 of the members vote for one.
- 2) If such a vote occurred, the organization would only need a review – not an audit.
- 3) The retreat appears to be formed under code section 501(c)(4) of the Internal Revenue Code, which makes it a type of non-profit organization and not a homeowners association. If this is the case then the retreat is not subject to SB 100. We need to find the IRS exemption letter issued when it was formed.
- 4) If the retreat is a non-profit and an audit is performed then the results, He believes would need to be reported to the IRS.
- 5) He suggests that we spend some time getting the paperwork together that we need (organization paperwork, equipment listing, IRS exemption letter etc.) and if an audit is still necessary or desired then proceed after this information is pulled together.

Although not expressed by the auditor, I would propose a question – what benefit does the board feel the audit will bring to the organization and is the cost worth that benefit?

I would be willing to go through the old files and documents that Jan Ricker mentioned she had stored for the retreat to pull as much information together as possible; however I will not be able to start on this process until the first of May. The time constraints of my job would not allow for me to start sooner. Since the organization was formed in 1971 it may take some time to put this together. I would try to have the majority of the research done before I leave on vacation in mid-June. I would be willing to do this even if an audit isn't pursued, just so that critical documents can be compiled and accessed easily if needed.

If you wish to proceed with the audit then the board will need to find someone else to do this research and supply the necessary information since I would not be able to do that in a timely manner.

Finally, I have attached the financial report for February 2006.

Anita Meis

ASSISTANT TREASURER REPORT
January 28, 2006

Property Sales

No properties have sold since the last report. The number of landowners remains at 223.

2006 Assessments

As of 3/15/06, 206 assessments have been deposited. Reminder letters were sent to landowners who had not yet paid, and 5 additional payments have now been received.

Late Payments

Maynard Avey called on March 14. Because of medical bills and inability to work due to surgery in December, he is unable to pay his assessment until he receives his tax refund. Also he said he already paid the GHAVFD amount last summer and will provide a cancelled check to prove it.

- Is this acceptable to the Board?
- Should he be required to pay interest?
- Will the Board accept his payment to the GHAVFD?

Other landowners who have not yet paid: Marina Asbury, Anne Marie Chenoweth (the purchaser of the Maitland property), Allan and Mary Gooch, Ken James, Brian and Theresa Kent, Rachelle Kucera and Joyce Mehra, Al and Annette Matlock, James and Diane Nelson, Noah and Janette VanButsel and the Walters Family Trust.

Safe Deposit Box

The RLA Safe Deposit Box at First National Bank in Estes is nearly full. It's the largest size available. Contents include primarily minutes of board meetings and annual meetings going back to the 70's. This isn't an immediate problem, but within a year or so the board needs to decide whether to pay for an additional (possibly smaller) box.

Jan Ricker
Assistant Treasurer/Corresponding Secretary

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

March 22, 2006

TO: The Retreat Board of Directors

FROM: The ACC

The Architectural Control Committee wishes to advise the RLA Board of Directors of its activities since the last written report for the January 28, 2006 meeting.

Kirby & Victoria Taylor, Lot 61, Filing 2, Copper Hill Road, have submitted an application to build a cabin on their lot. The review will be completed and approval will probably be given this week. The dirt contractor is working there this week and has indicated there might be some excess dirt available. Jim Boyd is in contact with them and has one or two sites in mind. The Road Chair has been advised of this opportunity.

On March 8, 2006 David Musick submitted information concerning a workshop built in 2005 on Lot 51, Filing 1, 417 Dunraven Glade Road. An application was not submitted to the ACC at that time. The building conforms to the setback covenants; the ACC has accepted the information and will make it part of the file for that lot.

Work continues at Walls, Lot 13 Filing 4, Burchs Lot 30 Filing 3, and Olsons Lot 28 Filing 4. Road conditions are being monitored. With a few exceptions, there has been minimum damage.

For the ACC



Dennis R. Bicknell

ACCMAR

REPORT
Roads Committee
March 25, 2006

Water Truck

Kerry Donahue reports that, after installing a new (used) exhaust manifold, the water truck is starting and running well. Consequently, he advised against rebuilding the carburetor, saving the RLA a considerable amount of money.

Kerry Donahue inspected the water truck braking system. The passenger-side front brake drum was gouged in several places. Kerry has been commissioned to purchase new brake drums for the front of the truck, and to do a complete brake job on the front. At this time, the rear brakes do not need repair.

Kerry Donahue has ordered parts to repair the grease leak on the driver-side rear wheel. This work will be done shortly.

Kerry will also be installing new steel supports for the platform on which the water pump sits. This work will be done shortly.

Kerry Donahue has designed a new rear-mounted water distribution system for the water truck. He is fabricating the system, and it will be installed in the next few weeks.

When the work, described above, is completed, the water truck will be in good repair, the braking system will be in first-rate condition, and, if properly maintained, the truck will be able to serve us for a number of years.

Equipment Operators

Dennis Bicknell has taken over as primary operator of the snow plow. Dennis has been doing a wonderful job of keeping our roads clear during periods of heavy snowfall. We owe Dennis a debt of gratitude for his hard work and dedication.

We hired Jim Boyd to operate the road grader. Jim has been doing some maintenance work on the roads, as weather permits. Jim is not sure that he will be able to do all necessary road grading. Consequently, we will continue to canvas RLA landowners, and other persons living in the Glen Haven area, in order to identify willing, qualified potential equipment operators.

As indicated in the last Road Committee report, we need to add \$1,000 to the Roads labor budget for 2006.

Al Cunningham

At the memorial gathering in honor of Al Cunningham, Bob Clark suggested that we name the road grader "Al" in recognition of Al's many contributions to the maintenance of RLA roads. We, too, suggest that the road grader be named "Al" via a Board motion and vote.

Report from mid-winter potluck

Gordon Nuttall March 25, 2006

55 people attended the mid-winter potluck on March 10. The food was plentiful and varied, new acquaintances were made and familiar ones renewed, and Greg Martin's stories were original and entertaining.

- Jim Boyd thanked Charles and Patti Heidebrecht for their many hours caring for Al, Ardene, and Charles with meals, transportation, and support. He gave them a "Red Cross" award. Linda expressed her appreciation and how they have made their transition from Texas a bit easier.
- Erik passed out Fire Department brochures. Contact him at 577-0380 to "adopt" a duckie at their annual fundraiser.
- Nancy Dunavan is starting a quilting/knitting club. Contact her at 586-4190.
- The scrapbooking club is meeting on the 4th Saturday of each month at 9:00. Contact Ardene at 586-2407.
- A large framed aerial photo of the Dunraven Glade Road and ridge taken in 1991 was donated and raffled. Diminutive Emma Fowler picked her own name out of the hat, and later donated the picture to the Glen Haven Historical Society. It's very interesting to compare the roads and houses back then with now. There was a suggestion that RLA have new pictures taken for purchase by landowners.
- Graham noted how this potluck exemplified the spirit and heritage of the Retreat - neighbors caring about and for each other.
- Duke shared information about the Glen Haven Historical Society (GHHS) and some snippets of Retreat history.
- Duke also relayed what he learned about Larimer County's plans to give names to certain County roads and to renumber certain addresses. Residents who are affected were mailed notices. Also, the county will put up "official" road signs at every intersection within the Retreat.

Let's expand board-sponsored social activities and potlucks

- Increase publicity of wine-and-cheese the night before the annual meeting
or
re-start the picnic/bar-b-que with exhibits/seminars on tree maintenance, emergency preparedness, FIREWISE, and noxious weeds
- Do a fall potluck in October

Retreat Landowner's Association, Inc.

Board Meeting Agenda

May 20, 2006

9:30 A.M., Brown residence, 244 Copper Hill Road

- 9:30 A.M. Call to order
 Adopt agenda
 Approval of March meeting minutes
 Landowner comments
 Board member comments
- 9:45 Formally appoint Rob Squire to fill vacancy left by resignation of David Musick
 (2 years remain on term, vote taken by email)
- 10:00 Reports
- a. Treasurer
 - b. Assistant treasurer/Corresponding Secretary
 - c. Architectural Control committee
 - d. Roads committee (appoint new chairperson)
 - e. Environmental
 - f. Nominating committee
 - g. Newsletter/web site
 - h. Dunraven Glade committee
- 10:30 Unfinished Business
- a. SB 100 (need to formally adopt)
 - b. Recording secretary (need to fill position)
 - c. Annual meeting preparation
- 10:45 New Business
- 11:30 Adjourn

RLA Board Meeting

May 20, 2006

The meeting was held at the Brown residence

The May board meeting was called to order by president Graham Fowler. Board members present were Steve Anderson, Ralph Brethauer, Bruce Brown, Graham Fowler, Ann Martin, Kent Mills and Rob Squire. Also present were Dennis Bicknell, Dick Boggs, Jim Boyd, Peggy and Vernon Burch, Frances Cunningham, Mike Frederick, Emma Fowler, Verna Heidebrecht, Gordon Nuttall, Jan Ricker and Duke Sumonia.

Graham presented the meeting agenda modified under New Business #A to read "Retreat Home Owners Guidebook". Ann moved to approve the modified agenda; Kent seconded. It was approved. The March meeting minutes were also approved.

Landowner comments: Ann Martin asked if we can still dig up trees along the side of the road to transplant them and save them from removal during road work. Dennis Bicknell responded that the board had endorsed that policy some time ago.

--Graham Fowler stated that Justin Edwards owns lots 8 and 9 on Barking Coyote and wants to sell half of one lot to his neighbor, Ken Cooper, for open space, and then add the other half to his remaining lot which would require a re-plat. Bruce Brown and Ann Martin were concerned that someone could build on the half lots in the future. Rob Squire said we should make clear they would consolidate the third lot into their lots. Graham Fowler will call back to give approval, after surveying is completed to replat to two lots, each adding half of the third and with assurance that no future building could be put on it.

--Nancy Dunavan wanted to know if the slash dump was open. Yes.

--Dorothy Rausch has an issue with her driveway. She has a big drop off after the road was plowed and it left a big ridge.

Board member comments: Graham Fowler welcomed Rob Squire to the board and stated that the board had elected him by e-mail to fill the vacancy caused by David Musick's resignation.

Treasurer's report: Graham Fowler reviewed the report submitted by Anita Meis. Graham will ask Bill Widmaier to do a review (not an audit) of the Retreat books for the year.

Assistant Treasurer's report: There are two issues that need to be resolved. A lien has been filed on the Marina Asbury property. The house was supposed to be sold in late April but we have no confirmation of that. After discussion it was decided to have our attorney try to get half of the payment now and the rest from the new owner or from foreclosure proceedings. The second issue is the Avey payment to the GHAVFD in July 2005, which he made directly rather than as part of his 2006 RLA assessment. We have requested that he not do this in the future. Kent Mills stated that the fire department needs to notify the Retreat when they receive a payment directly. Rob Squire suggested we state in the annual meeting packet that we prefer payment be made to the Retreat.

--Jan Ricker located the RLA Articles of Incorporation and Bylaws from 1973 and sent copies to our attorney.

--Anne Marie Chenoweth, who purchased the Maitland property, paid her 2006 assessment but notified the Retreat that she feels she is not legally required to pay because of the arrangement the Retreat had with the Maitlands. RLA thinks the agreement applied only to the Maitlands and not to subsequent owners. Jan will follow up with Marcy Trahan.

Architectural Control committee: A cabin application has been received for Akers, Lot 28 Filing 2 on Streamside Drive. A shed application has been received from Don and Ann Martin, Lot 19 Filing 3 on Dunraven. A shed or storage building application has been received from Tim and Rita Mayhew, Lot 5 Filing 3 on Dunraven.

--The modular home for the Taylors on Lot 61 Filing 2 on Copper Hill Road was delivered on May 12. A similar procedure will be followed for the Wall cabin, Lot 13 Filing 4 on Miller Fork Road.

--Reynolds purchased Lot 20 Filing 5 on Fisherman's Lane from Van Butsels with tentative approval by the board via email to allow them to cross the RLA common area with their driveway. Approval was based on the survey plat provided by Reynolds.

Roads committee: The chairman of the road committee has resigned. Richard Boggs volunteered to chair the committee with assistance from Ralph Brethauer, Dennis Bicknell and Gordon Nuttall. Jim Boyd will be the operator. They will have a committee meeting May 25 at 7:00 p.m. at the Boggs' residence to go over needs for the 2006 road plan. A sprayer box is needed for the water truck. They need to find more operators. If no Retreat members are willing to be trained to use the equipment we may have to go outside to find a backup for Jim Boyd.

--Ralph Brethauer said he and Dennis Bicknell had checked the slash pile and found easy access for people and the chipper. We need to take care of the pile before it becomes unsightly to the Lindseys. Ralph will run the backhoe and grader to take care of the dirt that is piled back there and will grade the common area. We will need topsoil in the future and then will seed it. We also need to put 6" pipes in the ground to protect the pole barn corners. Dennis and Ralph will put 2x4 stakes on the white trailer so it will hold more slash. It was approved.

Environmental committee: Peggy Burch said we are having the third driest May on record and will see more big trees die from lack of water. Trees with beetle kill will be showing signs soon. Rocky Mountain junipers are having problems and sometimes dying from voles chewing on the bark. There is a lot of mistletoe affecting the ponderosas. Peggy will have an environmental display at the annual meeting and will need two tables for information on these issues as well as wildfire and noxious weeds. GHAVFD will also have a display there and there will be a display about slash.

Nominating committee: Ralph Brethauer said he had contacted 16 people and four had committed to run for the board: Jay Bedford, Richard Boggs, Graham Fowler and Mark Lee. The deadline for candidate biographies is June 1.

Newsletter/web site: After discussion Bruce Brown made a motion to have Gordon Nuttall to head this committee. The board will review information before it is published or posted. Seconded by Kent Mills. The motion was passed. Graham will send out the annual meeting packet; committee reports are due to him by June 15. Dennis Bicknell suggested that a poll be taken at the annual meeting to see how many members have web access and how many use it as well as how many want the newsletter by email vs. regular mail. The newsletter decision was tabled until after the poll results are in.

Dunraven Glade committee: Ann Martin submitted Joanne Persichetti's report. Larimer County bladed the road and put on dust retardant May 9-10. They'll do it twice more before fall.

GHAVFD: We need to ask for a volunteer during the annual meeting to replace David Musick on the fire department board. We need to stay on top of the negotiations for land to build the new fire and community building.

Senate Bill 100: The bill was adopted as submitted by our attorney with the exception of assessing fines. Our attorney feels we need to have the option of assessing fines. The board decided the Retreat members should vote on the issue at the annual meeting. SB100 does allow for fines but does not require them. Graham said we need to adopt SB100 as modified with today's date. Ann Martin made the motion and it was seconded by Ralph Brethauer. The motion passed. We need a board secretary to replace David Musick in order to sign official documents; Rob Squire agreed to take the position for one meeting.

Annual Meeting: Jan Ricker said that Joan Van Horn will be the recording secretary for the annual meeting. Kent Mills suggested that we ask at the annual meeting for someone to act as recording secretary for the board meetings. It is a paid position at \$40.00 per meeting. Graham has the Glen Haven Town Hall reserved for the wine and cheese gathering from 6 to 8 on Friday evening July 28. BYOB. Ann Martin has the Trail Ridge Room at the Holiday Inn reserved for the meeting at 1:00 p.m. July 29. The meeting packet should be mailed by July 4.

--There was a discussion to improve the ballot system by having separate ballots for the candidates and each motion.

--Gordon Nuttall needs two tables to display articles on Retreat history. DVD's will be available for purchase. He will set up a program to show during the break. The Glen Haven Historical Society will have books and membership for purchase. Three people have volunteered to count the ballots; Ralph Brethauer will oversee the count.

New Business: Graham Fowler said that we need a Retreat Landowners Guidebook including information on SB100, Covenants, Bylaws, a fire evacuation plan, etc. Duke Sumonia volunteered to prepare one for board approval. They will then decide what medium to use.

--Graham said that meeting records and other official information will be made available for review at our attorney's office. Landowners should send written notice to the Corresponding Secretary (Jan Ricker) of what you want to review, and then make an appointment to go to the attorney's office for the review.

--Duke Sumonia asked about the deadline for and limit of proxies. No changes were made.

--Jim Boyd informed the board we have a problem bear in our area. We need to bring in our feeders at night and clean up any attractants. It has already been trapped and tagged and if it is caught again it will be put down. He also said it's too dry to work the roads without the water truck to wet them down. The fire danger now is where it was in 2000, the year of the Bobcat Gulch fire. He is on the Larimer County Sheriff's Reserve and can respond to calls in this area.

--Graham Fowler checked with the water broker in Longmont to see if anyone wanted to lease our two shares since it is so dry. He wasn't interested at this time but will keep us in mind.

--There is a Rules Enforcement and Effective Hearing meeting next Wednesday May 24 if anyone is interested in going.

--We received a thank you card from the Cunningham family for the donation we made to hospice in memory of Al. Ralph Brethauer passed around pictures of the grader with "AL" painted on it. The grader is now "BIG AL".

--A landowner mentioned that there is a driver in the Retreat that drives dangerously fast. Last winter he drove his Trans Am up on the boulders by Alps' driveway. Jim Boyd said that is Tristan and he lives in the Whyard rental on Copper Hill Road. Jim will go talk to him.

There were no other landowner or board member comments. Graham said the next meeting will be at the Fowler residence at 9:00 a.m. July 29. The meeting was adjourned at 11:45 a.m. Committee reports referred to in the minutes are available upon request or on the RLA website.

Verna Heidebrecht, Recording Secretary

Treasurer's Report
Retreat Landowners Association

May 15, 2006

As of May 15, 2006 the balance in the bank accounts is as follows:

Regular	\$15,601.04
Savings	\$81,232.41
Passbook	\$ 317.25

Checks issued since April 30, 2006:

Town of Estes Park	\$4.57 (Electric Bill)
Hobert office services	\$309.74 (Newsletter)

Finally, I have attached the financial report for April 2006.

Anita Meis

Retreat Landowners' Association, Inc.
Statement of Assets, Liabilities and Net Assets - Cash Basis
As of April 30, 2006

ASSETS		
Current Assets		
Cash and cash equivalents		
Checking - Key Bank		15,915.35
Money Market - Key Bank		81,232.41
Passbook - Key Bank		317.25
Total Cash and cash equivalents		97,465.01
Total Current Assets		97,465.01
Property and Equipment		
Old Equipment	7,000.00	
GMC	2,500.00	
Road Grader (2004)	43,554.00	
Accumulated Depreciation	-7,500.00	
Total Property and Equipment		45,554.00
TOTAL ASSETS		143,019.01
LIABILITIES AND NET ASSETS		
Liabilities		
Current Liabilities		
Payroll Taxes		12.24
Total Liabilities		12.24
Net Assets		
Unrestricted		
Board Designated - Contingency Fund	6,693.00	
Operating	129,673.02	
Total Unrestricted		136,366.02
Temporarily Restricted		
Bulwark Ridge	2,940.75	
Dunraven Escrow	3,700.00	
Total Temporarily Restricted		6,640.75
Total Net Assets		143,006.77
TOTAL LIABILITIES AND NET ASSETS		143,019.01

See Accompanying Accountant's Compilation Report May 15, 2006.

Retreat Landowners' Association, Inc.
Statement of Revenues, Expenses and Change in Net Assets - Cash Basis
For the Four Months Ended April 30, 2006

	Actual Results	Budget	Variance
	Four Months Ending April 30, 2006	Year Ending December 31, 2006	
Revenues			
Landowners' Assessments	71,000.00	72,150.00	-1,150.00
Interest Income	37.49	0.00	37.49
Transfer Fees	100.00	1,000.00	-900.00
Other (Includes Late Fees)	208.96	0.00	208.96
Total Revenues	71,346.45	73,150.00	-1,803.55
Expense			
Accounting	0.00	500.00	-500.00
Administration			
Bank Charges	10.75	0.00	10.75
Copies	14.15	0.00	14.15
Miscellaneous	0.00	300.00	-300.00
Office Supplies	173.89	250.00	-76.11
Postage	210.46	400.00	-189.54
Secretarial	0.00	750.00	-750.00
Total Administration	409.25	1,700.00	-1,290.75
Donations - Fire Department	0.00	22,200.00	-22,200.00
Environmental	0.00	250.00	-250.00
Gifts and Memorials	525.00	0.00	525.00
Insurance	182.31	3,000.00	-2,817.69
Legal Fees	1,515.50	2,000.00	-484.50
Membership Dues	25.00	275.00	-250.00
Membership Directories	0.00	300.00	-300.00
Newsletter Editor Expenses	0.00	200.00	-200.00
Newsletter Postage & Copying	0.00	750.00	-750.00
Road Maintenance			
Culvert Upgrade	0.00	2,000.00	-2,000.00
Dust Treatment	0.00	1,500.00	-1,500.00
Equipment Fuel	0.00	2,000.00	-2,000.00
Equipment Purchase	0.00	3,000.00	-3,000.00
Equipment Rental	0.00	1,500.00	-1,500.00
Equipment Repairs & Maintenance	2,445.54	5,000.00	-2,554.46
Materials - Road Base	0.00	15,000.00	-15,000.00
Payroll - Taxes	7.74	1,000.00	-992.26
Payroll - Wages	80.00	3,000.00	-2,920.00
Signs/Mirrors	0.00	200.00	-200.00
Total Road Maintenance	2,533.28	34,200.00	-31,666.72
Social Events & Annual Meeting	281.30	1,000.00	-718.70
Tree Chip & Haul	-425.00	1,000.00	-1,425.00
Utilities	29.30	100.00	-70.70
Water Assessment - Annual	430.00	430.00	0.00
Total Expense	5,505.94	67,905.00	-62,399.06
CHANGE IN NET ASSETS	66,840.51	6,245.00	60,595.51
NET ASSETS AT JANUARY 1, 2006	77,166.26		
NET ASSETS AT APRIL 30, 2006	143,006.77		

See Accompanying Accountant's Compilation Report Dated May 15, 2006

ODSTRCIL & MEIS
CERTIFIED PUBLIC ACCOUNTANTS, P.C.
1770 25TH AVENUE, SUITE 208
P.O. BOX 937
GREELEY, COLORADO 80632
(970) 362-0661
FAX (970) 304-6850

May 15, 2006

ACCOUNTANT'S COMPILATION REPORT

To the Board of Directors
Retreat Landowners' Association, Inc.
Glen Haven, Colorado

We have compiled the accompanying statement of assets, liabilities and net assets – cash basis for Retreat Landowners' Association, Inc. (a Colorado non-profit corporation) as of April 30, 2006 and the related statement of revenues, expenses and changes in net assets – cash basis for the four months then ended, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The financial statements have been prepared on the cash basis, which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

The accompanying budgeted statement of revenues, expenses and changes in net assets of Retreat Landowners' Association, Inc. for the year ended December 31, 2006 has not been compiled or examined by us, and accordingly, we do not express an opinion or any other form of assurance on it.

Management has elected to omit the summaries of significant assumptions and accounting policies required under established guidelines for presentation of prospective financial statements. If the omitted summaries were included in the budgeted information, they might influence the user's conclusions about the Company's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared on the cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, net assets, revenues and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Retreat Landowners' Association, Inc.

Odstrcil & Meis CPA's P.C.
ODSTRCIL & MEIS, CPAs, P.C.

ASSISTANT TREASURER'S REPORT
May 20, 2006

Property Sales

Two properties have sold since the last report. The number of landowners has increased by one, to 224.

Charles and Sandra Reynolds of Loveland bought 4:[20] from VanButsel, who still owns 4:[19]. They are new landowners.

Joseph and Kim Salisbury of Estes bought 4:[29] from Doug and Laura Fulton. They are new landowners and will be moving to the Retreat soon.

2006 Assessments

Nearly all of the assessments have now been paid. There are two outstanding issues.

Marina Asbury has not paid. Her house is for sale and may have sold in late April. A lien was filed against the property prior to the projected closing date of 4/27. She was notified that a lien has been filed but we've had no communication from her since then.

Maynard Avey paid the RLA assessment amount plus interest but did not include the \$100 donation to the GHAVFD. He provided a photocopy of a \$100 donation which he made on 7/30/05 which he claims was meant to be in lieu of including the donation with his payment. If the Board approves this, I will record him as paid. If not, the Board needs to decide what action to take.

Legal

Various requests have been made over the past year to look at RLA's Articles of Incorporation, original Bylaws, etc. No one seemed to have them. I finally found copies in the very bottom of our safe deposit box. I've made additional copies, one set of which I've sent to Moeller Graf PC. I'll also keep a set on file and place an additional set in the safe deposit box.

Jan Ricker
Assistant Treasurer/Corresponding Secretary

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

May 12, 2006

TO: The Retreat Board of Directors

The Architectural Control Committee (ACC) wishes to advise the RLA Board of Directors of its activities since the last written report of March 25, 2006.

No new applications have been filed since that date. It is anticipated that one new cabin application will be received yet this month. Another member has indicated that a garage will be built, but the paper work has not been filed.

The delivery and erection of the modular home for Taylors on Lot 61 Filing 2, Copper Hill Road on May 12 was interesting. The same procedure will be followed for the Wall cabin Lot 13 F 2, Miller Fork Road. The Wall work was scheduled in late April but has been delayed. Notice will be given to members. Both of these sites require Retreat road work upon completion of the work; letters will be sent.

The RLA Board was furnished information concerning the potential purchase of Lot 20 Filing 5, at the end of Fisherman's Lane. The Reynolds purchased the lot from the Van Butsels. The Reynolds had inquired prior to the purchase to see if the RLA Board would approve a driveway to cross the RLA common area between Lots 19 and 20. Tentative approval was granted by the RLA board via email. Conditions of final approval included that Reynolds would furnish a survey plat showing both lots and the common area and the path of the driveway. Certain other conditions may be added concerning the road surface at the turn around. R Reynolds wrote following the purchase that he would follow the conditions, and extended his thanks to the board for their attention to his request. They are planning to construct a cabin perhaps in August.

Submitted:

SUPPLEMENT TO ACC REPORT OF MAY 12, 2006

Dennis R. Bicknell
For The ACC

ACCMAY06

A cabin application has been received for Akers, Lot 28 Filing 2 on Streamside Drive. This is the old Jesse McGee Lot.
An outbuilding or shed application has been received from Don and Ann Martin, Lot 19 Filing 3.
A shed or storage building application has been received from Tim and Rita Mayhew, Lot 5 Filing 3 on Dunraven Glade

RETREAT LANDOWNERS ASSOCIATION INC
POST OFFICE BOX 160
GLEN HAVEN CO 80532
RETREAT ROAD COMMITTEE

TO: The Retreat Board of Directors

DATE: May 11, 2006

FROM: The RLA Road Committee

Dr. Musick, the chair of the Road Committee, relinquished his position due to health reasons. It should be noted that his efforts led to the reconstruction of the Retreat water truck. He had several other ideas in mind, but was prevented from completing all of them. Ralph Brethauer and Dennis Bicknell have prepared this report with action items.

Jim Boyd has used the Retreat road grader, AL, several times following recent small snows. The work has greatly helped the roads; more moisture is needed. See below.

Approximately 20 dump truck loads of rock were moved from the Taylors on Copper Hill Road to the area near the Retreat pole barn. This rock needs to be placed on the east side of the building. Ralph will use the front end loader and move the rock to shore up the area. Clean top soil will be spread after completion followed by some grass seed.

A different limb and tree trimmings slash area will be prepared near the present site but below a hill crest reducing the visibility of the pile. Ralph will do the site preparation. If time allows, simple side racks will built for the white trailer.

Ralph will remove the snow plow blade from the pickup; the snow tires will be changed.

The water truck will run and needs to be driven on the road. Work is completed except for the sprayer array. Follow up will be done to ascertain the status of the new sprayer. Several ideas have been discussed between Ralph and Dennis. For the present time, the water dump gate suggested for fire fighting will be held in abeyance. The ability to spread water on the Retreat roads with a follow up grading should have a high priority.

The old culverts stacked near the pole barn will be removed to the landfill.

A stream cleaner may be rented to cleanup the backhoe and pickup.

The new air compressor needs to be connected to the 240 volt service after a adequate base is made. Protective posts need to be embedded on the sides of the overhead doors.

The new road chair needs to review the expenditures and compare to 2006 budget figures.

This information is not submitted for discussion, but we will be happy to clarify anything.

Ralph Brethauer
Ralph Brethauer

See Open File with ID

Environmental Report 5/20/06

Drought

May, 2006, is the third driest May ever recorded and our vegetation is showing the effects of the continuing drought. Large trees, both evergreen and deciduous, are suffering. Many trees have died due to the effects of lack of winter precipitation. Drought stress causes the trees to be more vulnerable to insect and disease damage.

Vegetation

If a Ponderosa pine was attacked by mountain pine beetle last year, the tree will be showing signs at this time. There may be a general change in the color of the needles. The needles in the crown of the tree could become a reddish-brown color. The beetles generally mature and leave the tree sometime between late July and late August. The infected trees must be cut down and treated before that time to prevent the beetles from infecting nearby trees.

Many Rocky Mountain Junipers have been affected by the drought and are showing signs of winter desiccation. Severe browning of much of the foliage of a Juniper could also be vole damage. While winter desiccation can be pruned out, voles will continue to girdle stems of the Juniper and can kill it. Wire mesh barriers 6 inches into the ground can deter voles. Hot pepper spray also works but must be reapplied frequently.

Dwarf mistletoe seems to slowly spreading into many areas in The Retreat. While this pest is very difficult to control and is impossible to eliminate the effects and spread can be slowed by diligent cutting of infected limbs.

Wildfire

This year could be a bad one for wildfire. Larimer County is forming a task force to come up with ideas to lessen the number of wildfires. Be vigilant. Take steps to protect your home and property.

Weeds

Thistles are beginning to grow now. It is time to begin the steps to eliminate this noxious weed.

www.landhelp.info is an excellent website with information on just about everything to do with our lands.

Peggy Burch

Jan Ricker

From: Donald Martin [sammi-dunraven@msn.com]
Sent: Monday, May 22, 2006 9:29 AM
To: Jan Ricker
Subject: Dunraven GL Report

Dunraven Glade Report May 20, 2006

The Larimer County Road crew bladed and put dust retardant on the Glade on May 9 and 10. They stated they will apply the dust retardant two more times this year.

Joanne Persichetti
Chairperson

Retreat Landowner's Association, Inc.
Board Meeting Agenda
July 29, 2006
9:00 A.M., Fowler cabin, 2102 Miller Fork Road

- 9:00 Call to order
Adopt agenda
Approval of May meeting minutes
Landowner comments
Board member comments
- 9:15 Reports
- a. Treasurer (review of Statement of Assets, Liabilities and Net Assets-Cash Basis complete)
 - b. Assistant treasurer/Corresponding Secretary
 - c. Architectural Control committee
 - d. Roads committee
 - e. Environmental
 - f. Nominating committee
 - g. Newsletter/web site
 - h. Dunraven Glade committee
- 10:30 Unfinished Business
- a. Recording secretary (need to fill position)
 - b. Annual meeting preparation
- 10:45 New Business
- a. Change to USPS official property address
- 11:00 Adjourn

RLA board meeting minutes – revised 9/30/06

July 29, 2006 9:00 Fowler's residence

recorded by Gordon Nuttall

attendees: Ralph Brethauer, Ken Cooper, Francis Cunningham, Peggy Burch, Graham Fowler, Ann Martin, Kent Mills, Gordon Nuttall, Jan Ricker, Duke Sumonia

Additions to agenda as New Business

- Board replacement
- Welcome packet
- Road closures, modulars, inspections after construction.

The May board meeting minutes were approved without change.

Landowner comments. Use of Retreat truck for slash removal.

- Question: Could 2-3 landowners go together and use Retreat pickup to haul slash?
- Precedent is that volunteers drive water truck during roads days.
- There may be a liability/insurance issue. Is waiver form sufficient?
- Policy has been that Retreat members can not use equipment for personal use.
- Slash removal is a common good. Purpose of providing community slash collection site is for fire mitigation and is good for entire Retreat area
- it is not true that board members are authorized to drive company vehicles
- hired/professional arborist and tree removal services are allowed to take slash from a Retreat resident's site to the Retreat slash pile
- Each individual landowner is responsible to dispose of slash when they cut trees on their property
- Approximate cost is \$400 per year (the county contributes the other \$400)
- If there is a sustained demand and RLA is calling for people to cut down their dead trees, shouldn't RLA provide ability for landowners to discard of that slash?
- Another person should take ownership of slash, separate from roads. Maybe a volunteer coordinator.

Action item #1: Graham will check with insurance. It's possible that owner's car insurance provides coverage and liability waiver isn't required.

Action item #2: Gordon make this volunteer opportunity visible (at annual meeting, website, and possibly also via email).

Landowner comment

- Compliments and thanks to Dick Boggs on pulling together equipment and people for roads resurfacing week at end of June. Very efficient, timely, and high quality.
- Dick gave credit to the many volunteers who helped make it happen

Treasurer. Anita

- cost for review of 2005 assets was only \$175 compared to \$5000 for a full audit
- noted that KeyBank passbook account was not utilized. Anita to check whether is still needed

Assistant Treasurer/corresponding secretary. Jan

- A sale is pending but no new information at this time.

ACC. Dennis

- see written report
- requests by Coopers and Edwards have been answered
- 1 application for addition to an existing cabin in process
- 40 acre lot in early planning
- responded to policy committee's request to review existing policy's compliance with SB100. Committee concluded that the policy as written is current.

Roads. Dick

- see written report
- most roads have been graded to remove washboard
- evaluating what areas will need more roadbase for next year's plan
- damage at nearly every curve by delivery of modular, contractor is fixing most as needed
- Dennis and Dick should evaluate/inspect after delivery is completed along with contractor. Give them an opportunity to repair it themselves. ACC applications sets \$100 hourly rate.
- This year's road resurfacing material was 19k\$, a bit less than 25k\$ budgeted, limited by delay caused by road grader repair. Therefore, we don't need to shift funds as had been earlier anticipated.
- Dick will evaluate how much of road base that's off the sides can we recover
- may need to grade 3-4 times each year. Will include in next year's budget.

Motion approved: Make hourly operating rate \$15 for any type of equipment

Issue: How to pay for road expenses like equipment repair and repair. Dick

- examples: Grader tires \$225. Clutch. Jim Boyd gave his credit card in order for them to make a service call
- What is the standard for use of Retreat credit card. If it's for designated officers only, it becomes a problem when officers change
- accounts at key suppliers is another option
- another option is payment by check, but this requires that there is always an alternate for Anita to cover for when she is gone
- another option is registered agent. How to do this is little-known
- multiple credit cards, each for a different purpose, was used in the past but they've all expired by now
- another option is person pays for it, then gets reimbursed by giving receipts to Anita. Some time delay for people to get their money back but otherwise is no problem for Anita
- use of personal credit card could have liability entanglements

Motion approved: Anita and Dick open accounts with power equipment rental and lumber yard. Use reimbursement method for other expenses.

Issue: For Sale signs. Ann

- a member inquired about control of For Sale signs and people driving around looking without realtor.
- CCIOA allows the board to determine a policy around this. Previous boards have taken action on this issue.
- Dunraven Glade committee had earlier and researched it with county and they stated that we could request Real Estate companies to consolidate each agency into one sign at the major intersection.
- Kent called up the companies the year he was president and they voluntarily reduced the number of their signs.

Action item #3: Ann will email back to landowner that board discussed it but we currently don't control placement of signs.

Larimer County Road Renaming project

- Several roads are being renamed, and specific addresses will be changed. For example, Bulwark Ridge Court will become Leaping Bobcat Lane
- RLA will wait until county puts up their new signs before we redo our wooden signs. Jan offered to repaint any signs that need it
- What is the RLA response? Steve Childs is championing a movement to respond as a group
- one option would be for board to author a letter to county

Action item #4: Graham will make call to Tom Garten as board president. Then decide next steps.

post-meeting note: There is now a committee formed to act on this as a combined Glen Haven area with Graham representing RLA. See the Retreat website www.rla-gh.com and informational letter for current info.

Environmental Committee report. Peggy

- look for new pitch nodules. Examples prepared for annual meeting

- SMALL (county open lands) grant program for weed control next year is not on website yet. Possible opportunity for a volunteer coordinator.
- Inter-agency FireWise coordinator for entire Estes Valley is available to do a FireWise evaluation. Offered to help with developing community plan for evacuation, should be coordinated with GHAVFD
- because of extreme dry conditions, pitch nodules may not exist even though beetles were the cause of death of tree
- Summit County is in horrible condition due to beetle kill. Could happen here if we don't act

Action item #5: Peggy will invite Estes Valley coordinator to come to next board meeting

Nominating committee. Ralph, Dennis

- 3 candidates, 3 openings for vote at annual meeting
- job is done after election, and new committee will be formed

Newsletter/website. Gordon

- see written report
- new address www.rla-gh.com is hopefully easier to remember
- new pages for Fire Evacuation, hiking guides from Howard Pomranka, Your Home in the Mountains
- DVD on hiking trails. (Free if you join Historical Society)
- on-line ads/services are currently free to members. This is okay with board
- email distribution list worked well for finding volunteers

Motion passed: Gordon reinstated as newsletter editor. Next edition after September meeting. 4 per year plus annual meeting packet.

Action item #6: Jan give Gordon emails that were on the proxy forms

Dunraven Glade Committee

- annual packet info is sufficient

Recording secretary opening

- pays \$40 per session
- ask for person at annual meeting
- volunteers have made this organization work for a long time
- Make pitch to involve new people as an easy way to become knowledgeable and meet neighbors

Wine-and-cheese

- well-attended, big success
- no parking or clean-up problems this year

annual meeting logistics

- Graham will start with memory of flood, introduction of board members, acknowledgement of exiting board member. Then open it up to members in attendance to introduce themselves.
- have clubs (scrapbooking and sewing) introduce themselves as time allows after business is taken care of
- voting must be secret ballot (SB89 is a bit confusing regarding this)
- add slash removal discussion
- can set up tables/booths after noon

Discussion about "Volunteer of the Year"

- will have it once per year, some monetary amount presented at annual meeting, starting '07

New business: Board replacement

- The bylaws state this is within the powers of the board.
- Bylaws also state replacement is done by board appointment/vote for remainder of term (2 years remaining).
- Goal with new appointment would be to involve more people
- Several names were suggested. Will be voted on at September meeting.

Motion passed. Remove Steve Anderson removed from board. Reasons: Board non-attendance, no communication/response to emails, no notification of attendance.

Action item #7: Graham will send certified letter.

Road closures and inspections

- delivery of modular was a scary/hazardous experience. Question was raised whether this is appropriate use of Retreat roads. Potential safety issue (going over the side of road), damage to roads, and road closure/obstruction.
- suggestion for board develop a policy to not approve any plans that would close roads for a specified length of time (1 hour?)
- board consider another policy to not allow delivery of modular buildings due to safety. In the past the difficulty due to steepness and tight curves was sufficient deterrent.
- needs research from legal

Action item #8: Graham to get legal opinion on RLA jurisdiction.

Action item #9: Rob and Dennis draft a policy(s) for review at September meeting that includes how ACC and board will review/approve the plan for delivery of modulars.

Welcome packets

- for anyone who buys or builds in the Retreat
- currently people get a rather large packet when they purchase the lot
- most info is also available on the Website
- could also let people know about its availability in newsletter

New business: Question about board's position on fines (to be voted on at annual meeting)

Motion passed: Board does support adding fines.

Action item #10: Graham will state this at the annual meeting

Policies committee report - Duke

- written report handed out.
- Policies are being consolidated into a master book. The board then could confirm the ones that are currently in effect and perhaps those that aren't
- this is for compliance with SB100 and to help with board member's transition/learning
- ACC policy has been reviewed
- master book will be ready for September board meeting
- board will need to decide distribution method. May be part of welcome packet, available upon request, website
- will ask for volunteers to serve on this committee at the annual meeting

Action item #11: Board members should drive by piles of wood and modulars that haven't been cleaned up. These may need action by board. "Friendly neighbor" contact has already been made but there has been no response. It's definitely a fire hazard. Notify Dennis with recommendation on what should be done.

Meeting reconvened at 3:00
(after the annual meeting at Estes Park Holiday Inn)

Attending: Graham Fowler, Richard Boggs, Ralph Brethauer, Kent Mills, Rob Squire

Also Attending: Frances Cunningham

Next Board of Directors meeting is scheduled for September 30, 2006 @ 9:00am at Rob Squire's residence. Meetings for 2006-07 will be scheduled then.

It was moved, seconded and carried that Frances Cunningham be appointed to fill the remaining 2-year term vacancy of Board Director Steve Anderson.

Treasurer's Report
Retreat Landowners Association

July 25, 2006

As of July 25, 2006 the balance in the bank accounts is as follows:

Regular	\$ 7,504.71
Savings	\$41,257.76
Passbook	\$ 317.33

Deposits of \$200 were made for transfer fees. A transfer from savings of \$30,000 was made on July 12, 2006 to cover checks issued.

Checks issued since June 30, 2006:

Equipment Maintenance	\$3,075.30
Road materials	\$18,427.25
Payroll checks	\$2,008.03
Equipment Fuel	\$1,133.48
Postage, copies etc	\$424.93

Total amount of checks written - \$25,068.99

Payroll taxes of \$501.70 are due to be paid at the end of the year.

Finally, I have attached the financial report for June 2006.

Anita Meis

ODSTRCIL & MEIS
CERTIFIED PUBLIC ACCOUNTANTS, PC
1750 25TH AVENUE, SUITE 204
P.O. BOX 937
GREELEY, COLORADO 80632
(970) 352-0681
Fax: (970) 304-6850

July 25, 2006

ACCOUNTANT'S COMPILATION REPORT

To the Board of Directors
Retreat Landowners' Association, Inc.
Glen Haven, Colorado

We have compiled the accompanying statement of assets, liabilities and net assets – cash basis for Retreat Landowners' Association, Inc. (a Colorado non-profit corporation) as of June 30, 2006 and the related statement of revenues, expenses and changes in net assets – cash basis for the six months then ended, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The financial statements have been prepared on the cash basis, which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

The accompanying budgeted statement of revenues, expenses and changes in net assets of Retreat Landowners' Association, Inc. for the year ended December 31, 2006 has not been compiled or examined by us, and accordingly, we do not express an opinion or any other form of assurance on it.

Management has elected to omit the summaries of significant assumptions and accounting policies required under established guidelines for presentation of prospective financial statements. If the omitted summaries were included in the budgeted information, they might influence the user's conclusions about the Company's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared on the cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, net assets, revenues and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Retreat Landowners' Association, Inc.

Odstrcil & Meis CPA's P.C.
ODSTRCIL & MEIS, CPA'S, P.C.

Retreat Landowners' Association, Inc.
Statement of Assets, Liabilities and Net Assets - Cash Basis
As of June 30, 2006

ASSETS

Current Assets		
Cash and cash equivalents		
Checking - Key Bank		2,373.70
Money Market - Key Bank		71,257.76
Passbook - Key Bank		317.33
Total Cash and cash equivalents		<u>73,948.79</u>
Total Current Assets		73,948.79
Property and Equipment		
Old Equipment	7,000.00	
GMC	2,500.00	
Road Grader (2004)	43,554.00	
Pole Barn	21,870.00	
Accumulated Depreciation	-17,013.00	
Total Property and Equipment		<u>57,911.00</u>
TOTAL ASSETS		<u><u>131,859.79</u></u>

LIABILITIES AND NET ASSETS

Liabilities		
Current Liabilities		
Payroll Taxes		51.26
Total Liabilities		<u>51.26</u>
Net Assets		
Unrestricted		
Board Designated - Contingency Fund	6,693.00	
Operating	118,474.78	
Total Unrestricted		<u>125,167.78</u>
Temporarily Restricted		
Bulwark Ridge	2,940.75	
Dunraven Escrow	3,700.00	
Total Temporarily Restricted		<u>6,640.75</u>
Total Net Assets		<u>131,808.53</u>
TOTAL LIABILITIES AND NET ASSETS		<u><u>131,859.79</u></u>

See Accompanying Accountant's Compilation Report July 25, 2006.

Retreat Landowners' Association, Inc.
Statement of Revenues, Expenses and Change in Net Assets - Cash Basis
For the Six Months Ended June 30, 2006

	Actual Results Six Months Ending June 30, 2006	Budget Year Ending December 31, 2006	Variance
Revenues			
Landowners' Assessments	72,420.83	72,150.00	270.83
Interest Income	62.92	0.00	62.92
Transfer Fees	300.00	1,000.00	-700.00
Other (Includes Late Fees)	350.92	0.00	350.92
Total Revenues	73,134.67	73,150.00	-15.33
Expense			
Accounting	0.00	500.00	-500.00
Administration			
Bank Charges	17.75	0.00	17.75
Copies	14.15	0.00	14.15
Miscellaneous	0.00	300.00	-300.00
Office Supplies	173.89	250.00	-76.11
Postage	210.46	400.00	-189.54
Secretarial	80.00	750.00	-670.00
Total Administration	496.25	1,700.00	-1,203.75
Donations - Fire Department	22,200.00	22,200.00	0.00
Depreciation	2,976.00	0.00	2,976.00
Environmental	477.02	250.00	227.02
Gifts and Memorials	525.00	0.00	525.00
Insurance	340.15	3,000.00	-2,659.85
Legal Fees	1,775.50	2,000.00	-224.50
Membership Dues	25.00	275.00	-250.00
Membership Directories	0.00	300.00	-300.00
Newsletter Editor Expenses	177.86	200.00	-22.14
Newsletter Postage & Copying	131.88	750.00	-618.12
Road Maintenance			
Culvert Upgrade	0.00	2,000.00	-2,000.00
Dust Treatment	0.00	1,500.00	-1,500.00
Equipment Fuel	0.00	2,000.00	-2,000.00
Equipment Purchase	0.00	3,000.00	-3,000.00
Equipment Rental	0.00	1,500.00	-1,500.00
Equipment Repairs & Maintenance	3,613.96	5,000.00	-1,386.04
Materials - Road Base	400.00	15,000.00	-14,600.00
Payroll - Taxes	27.25	1,000.00	-972.75
Payroll - Wages	335.00	3,000.00	-2,665.00
Signs/Mirrors	0.00	200.00	-200.00
Total Road Maintenance	4,376.21	34,200.00	-29,823.79
Social Events & Annual Meeting	281.30	1,000.00	-718.70
Tree Chip & Haul	-425.00	1,000.00	-1,425.00
Utilities	38.23	100.00	-61.77
Water Assessment - Annual	430.00	430.00	0.00
Total Expense	33,825.40	67,905.00	-34,079.60
CHANGE IN NET ASSETS	39,309.27	5,245.00	34,064.27
NET ASSETS AT JANUARY 1, 2006	92,499.26		
NET ASSETS AT JUNE 30, 2006	131,808.53		

See Accompanying Accountant's Compilation Report Dated July 25, 2006

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

July 22, 2006

TO: The Retreat Board of Directors

The Architectural Control Committee (ACC) wishes to advise the RLA Board of Directors of its activities since the last written report of May 12, 2006.

No new applications have been filed since that date. Several applications are anticipated, one for a new cabin, one for an addition. Numerous members have notified the ACC of their intent to cut dead and dying trees on their land.

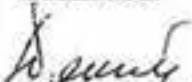
Approval was given for a cabin to be built for the Akers, Lot 28, Filing 2 on Streamside Drive. Approval was also given to Don and Ann Martin for a shed to be built on their Lot 19, Filing 3. A storage building has been approved for Tim and Rita Mayhew to be built on Lot 5, Filing 3 on Dunraven Glade Road.

The house moving for the Walls, Lot 13, Filing 4 has not occurred. Evidently there are a number of technical and logistical problems associated with the work. As of July 18, the work is now scheduled for July 27 and 28, The new plan calls for one small crane and the ability to roll the building down to the foundation, then lift it into place.

An application was received from Ken and Marcia Cooper Lot 10 Filing 4 and Justin and Kay Edwards Lot 8, Filing 4 concerning subdividing Lot 9 Filing 4 with part of that lot being added to both Lots 8 and 10. This application was filed in accordance with Covenant 12. This application has been approved.

The ACC has briefly reviewed the ACC Policy statement adopted some years ago. The review was made to possibly include this document in the requirements of Senate Bill(s) 100 and 89. The ACC decided that AT THIS TIME the document represented the policies of the ACC. This has been reported to the RLA Board's compliance committee. The ACC may modify or add such policies as are necessary at a later date.

Submitted:



Dennis R. Bicknell

For the ACC

ACCJUL06

Website report

Gordon Nuttall July 27, 2006

The Retreat website has been moved to a new address www.rla-gh.com to make it easier to type and remember. The previous address <http://retreat.mesanetworks.net> will have the same content for a month or so, then it will just provide a link to the new address.

Added the past two months are:

- each committee's report from annual packet
- *Your Home in the Mountains* page
- info on roads work on Home page and Roads page
- *Wildland Fire Preparedness* plan (included in annual packet)
- Four new recipes
- Reports on hummingbird, cougar, and male moose on Home page
- Updated hiking page with links to Howard Pomranka's trail guides.
- Roads volunteering on home and roads pages
- made docs from newcomers packet available for download
- switched to new font (Tahoma) that should be more readable on more "low-end" PCs

I check the site for broken links using 3 different computers, but please check it yourself and let me know if you find any problems or have suggestions.

One suggestion to add this month is addresses for the new landowners in addition to their lot and filing numbers.

The website currently provides service/ads free to members.

The site now has 25 web pages. Some are quite short, others longer. The only ones that should take more than 2 minutes to load with a 28.8kb dial-up connection are Neighbors, Services, Photo Gallery, and Potluck. These are the ones with pictures.

The email distribution list was used to solicit volunteers for roads work days. Several "new" folks volunteered as a result.

Sincerely,
Gordon Nuttall

Retreat Landowner's Association, Inc.
Board Meeting Agenda
September 30, 2006
9:00 A.M., Mark Lee's, 1204 Copper Hill Road

- 9:00 Call to order
- Adopt agenda
 - Approval of May meeting minutes
 - Landowner comments
 - Board member comments
- 9:15 Reports
- a. Treasurer
 - b. Assistant Treasurer/Corresponding Secretary
 - c. Architectural Control Committee
 - d. Roads Committee
 - e. Environmental Committee
 - f. Nominating Committee
 - g. Communications Committee
 - h. Dunraven Glade Committee
- 10:30 Unfinished Business
- a. Recording secretary (need to fill position)
 - b. Larimer County address change update
 - c. Road blockage rule proposal
 - d. Use of Retreat equipment to haul slash etc.
 - e.
- 10:45 New Business
- a. Set meeting schedule for next year including budget preparation meeting
 - b. Midwinter potluck
- 11:00 Adjourn

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting - September 30, 2006 @ 9:00am
1204 Copper Hill Road

Attending: Graham Fowler, Dick Boggs, Ralph Brethauer, Kent Mills, Frances Cunningham, Mark Lee

Absent: Rob Squire

The minutes of the Board meetings held the morning and afternoon of July 29, 2006 were approved as were the minutes of the annual meeting also held July 29, 2006. The annual meeting minutes will be included in the next newsletter mailing.

Board Member Comments: Graham Fowler sent letters to J. Bedford and Rock Tallman thanking them for their participation and comments regarding the new enforcement policies for Senate Bills 89 and 100. Their future participation was also strongly encouraged.

Election of Officers for 2006-2007: The following officers were unanimously elected to serve for 2006-07: Pres. – Graham Fowler V.Pres. – Rob Squire Sec./Treas. – Frances Cunningham

Treasurer's Report: Anita Meis presented the financial statements through September 30, 2006. The Passbook account at Key Bank will be closed and the money transferred to the Money Market Account.

Assistant Treasurer's Report: Membership currently is 223 property owners and 3 properties have sold.

Architectural Control Committee Report: A written report dated September 21, 2006 was submitted from Dennis Bicknell which updated activities since the last written report.

Roads Committee Report: Concerns regarding the size and drainage of the cul-de-sac of Saddle Court were discussed. The property owner involved appears to be cooperative and it was decided that Board members Dick Boggs, Kent Mills, and Frances Cunningham would meet with the property owner to review and recommend remedial measures. All repair work will be the financial responsibility of the homeowner involved.

An additional \$1500 (from excess revenues) was approved to provide for slash cleanup, finish the installation of the compressor, and to maintain road equipment. Next year's budget needs to include funds for road resurfacing.

Once again it was noted that the only RLA road equipment available for use by homeowners is the trailer.

Environmental Committee Report: Peggy Burch submitted a written report dated 9/30/2006 and further discussed the mountain pine beetle problem and the need to develop a program to deal with it. Peggy and Frances Cunningham agreed to research alternatives and present recommendations/proposals at the budget meeting in November.

Nominating Committee: Kent Mills, Ralph Brethauer and Ron Spurlin will chair the nominating committee and obtain candidates for the two board positions to be voted on at next year's annual meeting.

Communications Committee Report: Gordon Nuttall submitted a written report dated 9/30/2006 that updated activities on the website, handbook and newsletter. Purchasing a wireless Internet Camera for the Retreat was discussed at length and then tabled. An informational page regarding Larimer County's renaming and readdressing project and the efforts of the Glen Haven Community Preservation Group (GHCPG) will be included in the newsletter mailing.

Policy Committee Report: A written report dated 9/30/2006 was submitted. Duke Sumonia emphasized the need for the Board to hold a special meeting to review and amend policies so a notebook containing these documents can be finalized and the requirements of Senate Bills 89 and 100 fulfilled.

Recording Secretary: Joan Van Horn is temporarily filling the position of meeting recording secretary.

Larimer County Address Project: Larimer County has taken on a major project of readdressing the entire county and has proposed designating the physical location of Glen Haven properties as Drake. Several meetings have occurred already and future meetings and actions will be necessary to maintain Glen Haven's identity. Current information is available on the RLA website (www.rla-gh.com). A special committee (GHCPG) has been formed to represent the community from the homeowners associations, the fire department, and property owners outside of either HOA. It was moved, seconded and carried that \$500 be appropriated from the RLA budget to assist with the expenses involved in preserving the community name and identification.

Meeting Schedule: The following dates were set for meetings of the Board of Directors:

November 18, 2006	9:00 am (budget)	Frances Cunningham residence
January 20, 2007	9:00 am	Kent Mills residence
March 17, 2007	9:00 am	Ralph Brethauer residence
May 19, 2007	9:00 am	Rob Squire residence
July 28, 2007	9:00 am	Dick Boggs residence
July 28, 2007	1:00 pm - Annual Meeting	Holiday Inn in Estes Park

Road Blockage Policy: The road blockage rule/policy proposed by Rob was approved with the addition of granting only one blockage at a time. This policy will be included in the newsletter mailing on a separate page (along with the Road Use draft policy) since it is official business and requires notice to members via first-class mail.

Midwinter Potluck: Gordon Nuttall will coordinate the midwinter potluck to be held in February 2007 and will notify members of the date in the newsletter. Funds for the potluck will come from the social events line item in the budget.

Meet-and-Greet: The Board agreed that having Board members meet/greet new property owners (on a rotational basis) adds a special personal touch in addition to the information provided on the website and the new homeowners packet. A wine and cheese party was suggested as another way to welcome new homeowners and to recruit new volunteers. Jan will provide President Graham with the new owners list so that he can distribute it among Board members for contacting the new owners.

Meeting adjourned.

Joan Van Horn, Recording Meeting Secretary

ODSTRCIL & MEIS
CERTIFIED PUBLIC ACCOUNTANTS, PC
1750 25TH AVENUE, SUITE 204
P.O. BOX 937
GREELEY, COLORADO 80632
(970) 352-0661
Fax: (970) 304-6850

September 29, 2006

ACCOUNTANT'S COMPILATION REPORT

To the Board of Directors
Retreat Landowners' Association, Inc.
Glen Haven, Colorado

We have compiled the accompanying statement of assets, liabilities and net assets – cash basis for Retreat Landowners' Association, Inc. (a Colorado non-profit corporation) as of September 30, 2006 and the related statement of revenues, expenses and changes in net assets – cash basis for the nine months then ended, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The financial statements have been prepared on the cash basis, which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

The accompanying budgeted statement of revenues, expenses and changes in net assets of Retreat Landowners' Association, Inc. for the year ended December 31, 2006 has not been compiled or examined by us, and accordingly, we do not express an opinion or any other form of assurance on it.

Management has elected to omit the summaries of significant assumptions and accounting policies required under established guidelines for presentation of prospective financial statements. If the omitted summaries were included in the budgeted information, they might influence the user's conclusions about the Company's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared on the cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, net assets, revenues and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Retreat Landowners' Association, Inc.

Odstrcil & Meis CPA's PC
ODSTRCIL & MEIS, CPA'S, P.C.

Retreat Landowners' Association, Inc.
Statement of Assets, Liabilities and Net Assets - Cash Basis
As of September 30, 2006

ASSETS

Current Assets	
Cash and cash equivalents	
Checking - Key Bank	3,152.23
Money Market - Key Bank	38,273.76
Passbook - Key Bank	<u>317.33</u>
Total Cash and cash equivalents	<u>41,743.32</u>
Total Current Assets	41,743.32
Property and Equipment	
Old Equipment	7,000.00
GMC	2,500.00
Road Grader (2004)	43,554.00
Pole Barn	21,870.00
Accumulated Depreciation	<u>-17,013.00</u>
Total Property and Equipment	<u>57,911.00</u>
TOTAL ASSETS	<u><u>99,654.32</u></u>

LIABILITIES AND NET ASSETS

Liabilities	
Current Liabilities	
Payroll Taxes	<u>733.96</u>
Total Liabilities	<u>733.96</u>
Net Assets	
Unrestricted	
Board Designated - Contingency Fund	6,693.00
Operating	<u>85,586.61</u>
Total Unrestricted	92,279.61
Temporarily Restricted	
Bulwark Ridge	2,940.75
Dunraven Escrow	<u>3,700.00</u>
Total Temporarily Restricted	<u>6,640.75</u>
Total Net Assets	<u>98,920.36</u>
TOTAL LIABILITIES AND NET ASSETS	<u><u>99,654.32</u></u>

See Accompanying Accountant's Compilation Report September 29, 2006.

Retreat Landowners' Association, Inc.
Statement of Revenues, Expenses and Change in Net Assets - Cash Basis
For the Nine Months Ended September 30, 2006

	Actual Results Nine Months Ending September 30, 2006	Budget Year Ending December 31, 2006	Variance
Revenues			
Landowners' Assessments	72,420.83	72,150.00	270.83
Interest Income	78.92	0.00	78.92
Transfer Fees	600.00	1,000.00	-400.00
Other (Includes Late Fees)	350.92	0.00	350.92
Total Revenues	73,450.67	73,150.00	300.67
Expense			
Accounting	175.00	500.00	-325.00
Administration			
Bank Charges	24.75	0.00	24.75
Copies	70.06	0.00	70.06
Miscellaneous	0.00	300.00	-300.00
Office Supplies	174.94	250.00	-75.06
Postage	725.75	400.00	325.75
Secretarial	190.00	750.00	-560.00
Total Administration	1,185.50	1,700.00	-514.50
Donations - Fire Department	22,200.00	22,200.00	0.00
Depreciation	2,976.00	0.00	2,976.00
Environmental	477.02	250.00	227.02
Gifts and Memorials	525.00	0.00	525.00
Insurance	790.15	3,000.00	-2,209.85
Legal Fees	1,775.50	2,000.00	-224.50
Membership Dues	25.00	275.00	-250.00
Membership Directories	327.72	300.00	27.72
Newsletter Editor Expenses	177.86	200.00	-22.14
Newsletter Postage & Copying	814.30	750.00	64.30
Road Maintenance			
Culvert Upgrade	0.00	2,000.00	-2,000.00
Dust Treatment	0.00	1,500.00	-1,500.00
Equipment Fuel	2,538.63	2,000.00	538.63
Equipment Purchase	0.00	3,000.00	-3,000.00
Equipment Rental	110.97	1,500.00	-1,389.03
Equipment Repairs & Maintenance	8,991.58	5,000.00	3,991.58
Materials - Road Base	19,110.17	15,000.00	4,110.17
Payroll - Taxes	286.28	1,000.00	-713.72
Payroll - Wages	3,698.75	3,000.00	698.75
Signs/Mirrors	30.15	200.00	-169.85
Total Road Maintenance	34,768.53	34,200.00	568.53
Social Events & Annual Meeting	757.52	1,000.00	-242.48
Tree Chip & Haul	-425.00	1,000.00	-1,425.00
Utilities	51.47	100.00	-48.53
Water Assessment - Annual	430.00	430.00	0.00
Total Expense	67,029.57	67,905.00	-875.43
CHANGE IN NET ASSETS	6,421.10	5,245.00	1,176.10
NET ASSETS AT JANUARY 1, 2006	92,499.26		
NET ASSETS AT September 30, 2006	98,920.36		

See Accompanying Accountant's Compilation Report Dated September 29, 2006

ASSISTANT TREASURER'S REPORT
September 30, 2006

Property Sales

Three properties have sold since the last report. The number of landowners remains at 223.

Charles and Jeanne Batey bought 1:83 on Streamside Drive from the Walters Family Trust. They are new landowners.

John & Linda Stocker (of Resurrection Fellowship) bought 4:07 on Barking Coyote Court from Kevin Geisler. They are new landowners.

The Evans Family Trust bought 4:28 on Bulwark Ridge Drive from Terrence and Lynn Olson. It is a new landowner.

2007 Annual Meeting

When the proxy forms for next year's annual meeting are printed, could you all please help me remember to change the instructions from "Proxy forms must be received by mail by Wednesday, July X or delivered at the registration desk prior to the start of the meeting" to "Proxy forms must be received by mail by Wednesday, July X." Accepting the forms at the registration desk results in considerable confusion. *Thank you!*

Jan Ricker
Assistant Treasurer/Corresponding Secretary

ARCHITECTURAL CONTROL COMMITTEE
THE RETREAT LANDOWNERS ASSOCIATION INC
POST OFFICE BOX 172
GLEN HAVEN CO 80532
September 21, 2006

TO: Retreat Board of Directors

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

Ron and Guidi Spurlin, Lot 17 Filing 4, 320 Fisherman's Lane, submitted plans for an addition to their existing home. A variance for distance to Miller Fork Creek was previously granted by Larimer County. Approval was given and work is underway.

Charles and Linda Galbraith, Lot 24 Filing 4 Fisherman's Lane, submitted plans to make a driveway including a stream crossing, and to rehabilitate an eroded gully. Approval was given and work is underway. It should be noted that the stream crossing has been put on hold and the crossing at Spurlins is being used for access to both lots. Good use is being made of excavated dirt and rock.

Charles and Sandra Reynolds, Lot 20 Filing 4, 369 Fisherman's Lane, have submitted an application and plans for a home to be constructed this fall. Approval is pending.

It is noted that these three projects are located close to each other and towards the end of a dead end road. All applicants are told in writing to discuss proper road use with their contractors and sub contractors. Since the road is narrow, emergency access must be maintained and the road cannot be used for a long term staging area.

Peter and Alice Reuman, Lot 36 Filing 4, 800 Bulwark Ridge Road, have submitted plans for development of their lot including a driveway. It is a challenging lot and planning is important. Approval has been given.

Tom and Trish Bonacci, Lot 26 Filing 4, 1217 Miller Fork Road have submitted both a driveway and cabin construction application. Approval has been given and work is pending.

It seems that Larimer County is very closely reviewing septic field and disposal plans resulting in extended planning periods before approval.

George and Patricia Breilig, Lot 11, Filing 1, Streamside Drive, have been contacted concerning the exterior completion of their cabin. It has been one year. They are asking for an extension of time to complete this work.

Dennis R. Bicknell for the ACC
ACCBDS06

ENVIRONMENTAL REPORT September 30, 2006

This report will deal mainly with the health of our trees.

TREES

Many trees in Glen Haven and The Retreat have been lost to bark beetles this summer. Years of drought have put many trees in a state of poor health and several types of bark beetles have attacked the trees.

Ips beetles, while not normally killing trees, have attacked in such large numbers that many trees finally succumbed. Mountain pine beetle attacked many trees last fall and those trees finally died during the spring and summer. Mountain pine beetles are appearing in greater numbers than ever. Groups of dead Ponderosa pines that have reddish-brown or yellow needles indicate that mountain pine beetle has spread through many areas of the Retreat. Specters of the devastation of the pine forests near Grand Lake and Summit County haunt many of us. There are tree companies that will spray pine trees to prevent mountain pine beetle and other types of beetles from attacking pines. For many reasons, including environmental, this would not be practical for all of the trees on a property, but might be considered for very important trees. The cost ranges from \$12 to \$30 per tree.

The ponderosa pines are now dropping their third-year needles. It has been noted by tree experts that many pines seem to be dropping more than just one year of needles, leaving the trees looking like "poodles." The reason for this is not understood at this time, although abnormal early heat, aphids and drought have been suggested.

Large numbers of long-horned beetles, or pine sawyers, have been noticed this fall. These beetles favor firewood and dead or dying trees. Sometimes it is the pine sawyer larvae that actually finish off trees that are struggling to live. Adult pines sawyers can also damage needles and bark on new growth on pine and fir trees.

Noticeable dead and dying needles are appearing on fir trees in The Retreat. This damage could be needle miners, tussock moths, fungi or pine sawyers. Many needles are obviously chewed while others exhibit spots that might be fungi. No typical signs of fir tree engraver beetles are present so hopefully the needle damage is not due to those bark borers.

WEEDS

After a dry winter and early spring, we experienced several rain storms in July and August.

While welcome, the additional rain encouraged the weed population to rapidly increase. Russian thistle (AKA tumbleweed) is rampant along the roadside on Dunraven Glade. The seeds of musk thistle and mullein have now sprouted and formed their first year rosettes of leaves. Since these two weeds will not flower until next year, now is a good time to pull or dig them.

The Small Grant Program through Open Lands for 2007 is now on the Internet. There are a few changes in the requirements for the awarding of grant money. All of the selection criteria must be met for the project to be considered for grant money. The Small Grants Program Information can be viewed at www.larimer.org/parks/openlands/smallgrants.htm It appears that there would be difficulties in obtaining one of these grants for weed elimination and control along Dunraven Glade as some of the criteria might be hard to meet.

Peggy Burch
Environmental Committee

Communications Committee Report

Gordon Nuttall Sept 30, 2006

Website www.rla-gh.com

The website has been "hit" over 200 times the past 2 months, largely due to the GHCPG (Drake/Glen Haven renaming) page. Other changes to the website are:

- Restructured the Documents page to mirror "The Book" from the Policies Committee. The goal is to have all the documents in "The Book" available from the website.
- Split the Photo Album page into three sections – animals, birds, landscapes - to make them load faster
- Kept meeting and wildlife notices up-to-date
- Added a recipe for Homemade Silly Putty ☺

It has been suggested that we add a wireless Internet Camera that would allow website visitors to view the weather conditions. The camera is small and requires only AC power, and I have an extra wireless access point so we can move it easily from home-to-home with DSL every so often to give variety. Several people have volunteered to home it. It may not be very useable with dial-up connections. It may also be usable for on-the-spot security or wildlife monitoring. It's set up at my house in Fort Collins now – the link to it is at the bottom of the home page or at <http://rla-cam.viewnetcam.com:50000>

There are three viable options that I've found.

- \$130 - 320x240 resolution. Poor image quality, slow, poor reviews.
- \$170 – 640x480 resolution, fixed focus, fixed viewing, takes pictures.
- \$240 – 640x480, 4x digital zoom, pan-and-tilt, low light, takes pictures, thermal detection.

What would be the board's recommendation – to move forward with the investigation (to make sure it is reliable and user-friendly) and at what price point?

Handbook

Good progress on creating a member's handbook. The topics created so far are :

- Landscaping / weed control / revegetation
- Animal control
- Use of Firearms
- Use of RLA Common Areas
- Wildfire Preparedness
- Maps
- "Your Home in the Mountains". Antennas, power, Designing with Nature, Light Pollution, Gardening, Noxious Weeds, Lightning, Wildlife

Your suggestions for topics are welcomed. Topics might be things that you have learned about living in the Retreat that have worked well for you (and those that haven't) that you'd like to share with others.

Newsletter

The Fall 2006 edition is scheduled to be sent to printer on Oct 9. I will email the draft for review on Oct 6. Articles should be submitted no later than Oct 3 (the earlier the better).

The plan is to include the GHCPG "Informational Page". This was mailed to the GHA membership in mid-Sept. with their annual meeting report. This will cost the RLA about \$10 for copying the extra page.

Recommendation: Include the RLA annual meeting minutes (as a separate page) with the newsletter (about \$15). If not, what key items from the annual meeting should be in the body of the newsletter?

Policy Review Committee
Members, Gordon Nuttall, Mark Lee, Dennis Bicknell, Duke Sumonia, chair
September 30, 2006

TO: Retreat Board of Directors

This committee was charged with reviewing the RLA's Rules and Regulations to assure the RLA is in compliance with Colorado Senate Bills 89(2006) and 100 (2005). These bills are amendments to CRS 38-33.3, Colorado Common interest Ownership Act (CCIOA).

Section 103(27) states; "Rules and Regulations " means any instruments, however denominated, which are adopted by the association for the regulation and management of the common interest community, including any amendments to those instruments.

The RLA board by adopting, May 20, 2006, policies regarding the ADOPTION AND AMENDMENT OF POLICIES and INSPECTION AND COPYING OF ASSOCIATION RECORDS, requires the collection and publication of all Rules and Regulations. This committee responsibility was to accomplish this requirement.

Methodology:

The committee reviewed RLA document holdings in an attempt to identify and collect all such instruments (documents). These include board and annual meeting minutes, Book of Resolutions, board letters and newsletters.

They fall into three categories;

- 1. Legally controlling documents as, Articles of Incorporation, Bylaws, Covenants, Agreements, and the seven already adopted (5/20/06) policies required by SB 100.**
- 2. Previously adopted rules and regulations as example, ACC Policy, Board Meeting Standing Rules, Annual Meeting Standing Rules, snow removal, and real estate and builder's signs.**
- 3. Those considered but not formally adopted by board vote but implemented differently at times. Examples; Covenant Variance Policy, Proxy deadlines, Landowner comment times at board meetings, election of board officers, and Home Businesses**

We have reviewed each and in some cases have suggested repeal, amendment, or revision.

The committee also recommends the board's consideration of a number of suggested policies it feels are in the interest of the RLA.

These documents and the committee's recommended additional policies are in the book submitted with this report.

RECOMMENDATIONS

We recommend the board review the book, consider formally adopting, amending, repealing, or adding others as it deems appropriate.

Suggest the RLA attorney be asked to review them to determine if they fall under the definition of "rules and regulations", format as necessary, and suggest additional ones if needed.

Suggest a statement be adopted and published that any rule or regulation previously adopted but not included be considered rescinded.

Strongly recommend the board hold a special meeting as soon as possible to take whatever action necessary to meet the requirements of the Senate Bills to publish and make available to all members.

We recommend RLA members be informed of date, time, and place of that meeting for those who wish to attend.

All policies considered for adoption should be reviewed against our controlling documents to assure they are not in conflict with them or whether those documents need to be amended.

The scope of the committee's charge did not include method of distribution to membership, but however, it would assist in that determination if board desires.

Respectfully submitted.

**Duke Sumonia
Chair**

September 8, 2006

Greetings to residents of the Glen Haven area,

The Larimer County Planning & Building Services Division recently (June 30, 2006) sent a letter addressed to all Glen Haven area property owners. The letter advised property owners that our "physical locations" would be changed from Glen Haven to Drake, with a Drake ZIP code due to U.S. Postal Service regulations that the county had to comply with and that were beyond the county's control. The Fire Chief immediately sent a letter in reply, after talking with Postal Service officials and doing some research on his own. Although his letter contained some inaccuracies, it was at least an attempt to address many of the inaccuracies contained in the county's letter. The chief's response also demonstrated property owner's extreme displeasure with the county's plan.

The county commissioners scheduled a work session at 1:30pm on August 21, 2006 to review the Road Naming and Site Addressing project with the planning staff prior to voting on the resolution at their weekly commissioner's meeting at 3:00 later that day. Approximately 24 local residents were present to provide input and express concerns. In a nutshell, the reasons that the town name must be changed are unclear. The main problem, it seems, is that the county uses databases from both Qwest and the Postal Service. Neither database recognizes street addresses associated with Glen Haven. In the case of the Postal Service, the "Glen Haven" town designation can only be made with regard to P.O. Boxes at the Glen Haven Post Office and not to street addresses since they do not deliver mail to street addresses. The stated way to get a Glen Haven street address into the U.S.P.S. database is to associate the address with the Rural Mail Route, which is unfortunately named the Drake mail route. Our goal is to get that changed.

It is apparent that the problem does not lie with the U.S.P.S. Their database contains information appropriate to their mission, which is mail delivery. The commissioners and residents requested that another meeting be scheduled with the county and officials from the U.S.P.S. and Qwest so that we might be able to find a solution. We are waiting for notification of that meeting.

In the meantime, a Sept.1 meeting was called to help residents and property owners from the Glen, the Retreat and areas outside those associations understand the issue, bring them up-to-date on recent happenings and to develop a strategy for the upcoming meeting with the above-mentioned entities. The Retreat website, www.rla-gh.com is a great source of information and notes from that meeting. Needless to say, this is an important issue to those of us who cherish Glen Haven and its 103-year history.

At the present time, the county has suspended the Road Naming project in the Glen Haven area. This includes the change to Drake and the renaming of the streets. The next step is the meeting with the USPS AMS. We are waiting for notification of that meeting.

While this is good news, it is not necessarily the end yet. We will notify you by email, postal mail, and notice at the Glen Haven post office if the county resumes the change to Drake.

Sincerely,

Steve Childs - GHAVFD chief
Tony Fink - GHA president
Graham Fowler - RLA president

Proposed RLA Board Resolution

Background

The Retreat is located in a rural area with limited access. Most homes in the Retreat are accessible from more than one direction, although many if not most homes have only one short practical access route.

If a road is blocked, it can require up to an additional 10 minutes for emergency responders to reach a property via an alternate route. If the responders are not aware of the blockage from the start, additional time may be lost by driving to the location of the road blockage, then backtracking to take an alternate route to the location of the emergency.

The Retreat is somewhat isolated. Because the Retreat exists in such a heavily wooded area, immediate response to a fire emergency can make the difference between a small fire that is easily put out, and one that results in the complete loss of a home and ignition of surrounding trees and vegetation creating the potential for a devastating forest fire. In a wildfire situation, if one route is blocked by a landowner and the other route is blocked by wildfire, Retreat residents could be trapped and unable to evacuate the area.

Medical facilities are located in Estes Park, requiring a fairly substantial drive for an ambulance to reach a home in the Retreat and to return to Estes Park Medical Center. Medical emergencies become more common as we age. Since many Retreat residents are older, the potential for these types of emergencies is elevated. In the case of a heart attack or stroke, an additional 10 minutes or more can mean the difference between life and death.

For these reasons, road blockages for any extended time create unsafe conditions, which can potentially result in devastating loss of homes and property, or worse, could result in significant medical risks or death of our residents. In addition, nearby landowners are significantly inconvenienced by extended blockages.

Proposed Rule

Any landowner, contractor, private individual, company or corporation which intends to block any Retreat road for a period of time greater than 15 minutes in any 7 day period must request and gain permission from the Architectural Control Committee. Any such blockage may not proceed unless and until such permission is granted.

Each case will be judged on an individual basis, depending on the number of landowners affected, the additional distance required for potential alternate routes, the total time of blockage and the amount of time required to eliminate the blockage.

As a general rule, permission will not be granted for blockages that last more than 60 minutes in any 7 day period, or blockages that require more than 5 minutes to remove in

the event of an emergency. In general, the landowner, contractor, private individual, company or corporation creating the blockage will be required to:

- Temporarily remove the blockage for any landowner who indicates that an emergency exists.
- Place signs at nearby intersections at least 10 days in advance describing the date, time and duration of the blockage. The locations of the signs will be determined by the ACC

Retreat Landowner's Association, Inc.
Board Meeting Agenda

November 18, 2006

9:00 A.M., Frances Cunningham's, 564 Copper Hill Road

- 9:00 Call to order
- Adopt agenda
 - Approval of September meeting minutes
 - Landowner comments
 - Board member comments
- 9:15 Reports
- a. Treasurer
 - b. Assistant Treasurer/Corresponding Secretary
 - c. Architectural Control Committee
 - d. Roads Committee
 - e. Environmental Committee
 - f. Nominating Committee
 - g. Communications Committee
 - h. Dunraven Glade Committee
 - i. Policy Committee
- 10:30 Unfinished Business
- a. Larimer County address change update
 - b. Approve 2007 budget and set assessment
 - c. Approve RLA policies
- 10:45 New Business
- 11:00 Adjourn

RETREAT LANDOWNERS ASSOCIATION
Board of Directors Meeting – November 18, 2006 @ 9:00am
Cunningham Residence @ 564 Copper Hill Road

Attending: Graham Fowler, Dick Boggs, Ralph Brethauer, Francis Cunningham, Mark Lee, Kent Mills, Rob Squire

Also Attending: Peggy and Vernon Burch, Bruce Brown, Gordon Nuttall, Anita Meis, Duke Sumonia, Ernie Conrad

The agenda was adopted with one addition, the minutes of the Board meeting held September 30, 2006 were approved, and no "in-person" landowner comments were voiced.

Board Members Comments: Objections have been received from a few landowners regarding increasing the assessment next year. A sympathy card was submitted to the Evans family and \$100 donated to the GHAVFD in memory of Mr. Evans. Jan Ricker is recuperating from an accidental fall (no Corresponding Secretary's report this meeting).

Treasurer's Report: Anita Meis submitted the financial reports through October 31, 2006 which were reviewed and approved.

Architectural Control Committee Report: A written report was received from Dennis Bicknell reporting that approval was given to Charles and Sandra Reynolds to build a cabin at 369 Fisherman's Lane.

Roads Committee Report: A great deal of slash still needs to be chipped and spread and it was moved, seconded and unanimously carried that \$1,500 be allocated to cover this project. The Alkires expressed concerns regarding their driveway which the Roads Committee will check out. The Board approved proceeding with the credit application which needs to be completed to rent road equipment.

Environmental Committee Report: Peggy Burch distributed information regarding preventative spraying for mountain pine beetle. The more effective spray, Sevin, has an adverse effect on birds and wildlife and can also stain houses. She spoke with Kincaid Tree Service which quoted a cost of \$12/tree for a project of this size. Members of the Board suggested a 15-minute informational presentation/slideshow/DVD be presented at the next annual meeting and also made available to the RLA membership.

Nominating Committee Report: Two positions will be open on the Board starting next year. Kent Mills encouraged names to be submitted early for the slate.

Communications Committee Report: A webcam has been installed and is being used for weather and wildlife observations. Many of the people checking it are part-time residents who enjoy checking weather conditions before driving up to the mountains. Gordon Nuttall handled the installation and \$240 cost. Members of the Board expressed that the webcam is a useful service to members and it was moved, seconded and carried by a 5-2 vote in favor to reimburse Gordon, making it an RLA expense.

The Handbook has been updated and can be included in newcomers' packets as well as having available at the annual meeting.

Newsletter and other mailings to RLA members are quite expensive and the costs could be greatly reduced if members received this information via e-mail. Currently 65-70 RLA members' email addresses have been submitted. It was recommended that the next newsletter include an option for members to have information such as newsletters and assessment notices sent to them via e-mail.

Larimer County Addressing Project: The Glen Haven Community Preservation Group (GHCPG) met with Larimer County Commissioner Glenn Gibson on November 4, 2006. Mr. Gibson promised to follow up on several suggested actions and the GHCPG is monitoring the progress.

2007 RLA Proposed Budget: The proposed 2007 budget was presented which includes raising the annual assessment to \$350. Road base is a major expense and replacing culverts and bank stabilization may also be necessary next year. It was recommended that the Roads Committee establish long term equipment needs. It was also recommended that remaining cash be designated as a reserve. It was suggested that each parcel be required to pay an assessment but no action was taken. The Board approved the proposed 2007 and recommended that it be justified in the next newsletter.

Saddle Court Cul-de-Sac Drainage: Members of the Board spoke with the property owner on Saddle Court cul-de-sac but necessary remedial measures have not been completed to prevent drainage problems to other property owners. The Board agreed to inspect the drainage problems following this meeting and to specify remedial measures to be taken by the property owner with deadlines and fines, if necessary.

Length of the meeting time was extended.

Policy Committee: Ernie Conrad spoke in favor of amending the sign policy to allow realtor signs to be placed at both entrances, on the property for sale, and also allowing one directional sign. After considerable discussion, it was moved, seconded and carried that the existing policy remain as is which is to allow a property-for-sale sign at each entrance and on the affected property (no directional signs).

It was recommended that all comments, questions, and proposals regarding policies be submitted to Gordon Nuttall or Duke Sumonia of the Policy Committee prior to Board review.

To expedite the meeting, it was decided that the Board members shall review and comment on the revised policies book and sheet of "remnant" resolutions by Friday, November 24th.

It was suggested that a committee be formed to handle grievances, mediation, and enforcement of policies and bylaws.

Meeting adjourned at 11:15am.

Joan Van Horn
Meeting Recording Secretary

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November 17, 2006

ACCOUNTANT'S COMPILATION REPORT

To the Board of Directors
Retreat Landowners' Association, Inc.
Glen Haven, Colorado

We have compiled the accompanying statement of assets, liabilities and net assets – cash basis for Retreat Landowners' Association, Inc. (a Colorado non-profit corporation) as of October 31, 2006 and the related statement of revenues, expenses and changes in net assets – cash basis for the ten months then ended, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The financial statements have been prepared on the cash basis, which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

The accompanying budgeted statement of revenues, expenses and changes in net assets of Retreat Landowners' Association, Inc. for the year ended December 31, 2006 has not been compiled or examined by us, and accordingly, we do not express an opinion or any other form of assurance on it.

Management has elected to omit the summaries of significant assumptions and accounting policies required under established guidelines for presentation of prospective financial statements. If the omitted summaries were included in the budgeted information, they might influence the user's conclusions about the Company's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared on the cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, net assets, revenues and expenses. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Retreat Landowners' Association, Inc.

Odstrcil & Meis CPA'S PC.
ODSTRCIL & MEIS, CPA'S, P.C.

Retreat Landowners' Association, Inc.
Statement of Assets, Liabilities and Net Assets - Cash Basis
As of October 31, 2006

ASSETS		
Current Assets		
Cash and cash equivalents		
Checking - Key Bank	2,804.32	
Money Market - Key Bank	38,280.49	
Passbook - Key Bank	317.41	
Total Cash and cash equivalents	<u>41,402.22</u>	
Total Current Assets		41,402.22
Property and Equipment		
Old Equipment	7,000.00	
GMC	2,500.00	
Road Grader (2004)	43,554.00	
Pole Barn	21,870.00	
Accumulated Depreciation	<u>-17,013.00</u>	
Total Property and Equipment		<u>57,911.00</u>
TOTAL ASSETS		<u><u>99,313.22</u></u>
LIABILITIES AND NET ASSETS		
Liabilities		
Current Liabilities		
Payroll Taxes		<u>778.74</u>
Total Liabilities		<u>778.74</u>
Net Assets		
Unrestricted		
Board Designated - Contingency Fund	6,693.00	
Operating	<u>85,200.73</u>	
Total Unrestricted		91,893.73
Temporarily Restricted		
Bulwark Ridge	2,940.75	
Dunraven Escrow	<u>3,700.00</u>	
Total Temporarily Restricted		<u>6,640.75</u>
Total Net Assets		<u>98,534.48</u>
TOTAL LIABILITIES AND NET ASSETS		<u><u>99,313.22</u></u>

See Accompanying Accountant's Compilation Report November 17, 2006.

Retreat Landowners' Association, Inc.
Statement of Revenues, Expenses and Change in Net Assets - Cash Basis
For the Ten Months Ended October 31, 2006

	Actual Results Ten Months Ending October 31, 2006	Budget Year Ending December 31, 2006	Variance
Revenues			
Landowners' Assessments	72,420.83	72,150.00	270.83
Interest Income	85.73	0.00	85.73
Transfer Fees	1,193.50	1,000.00	193.50
Other (Includes Late Fees)	350.92	0.00	350.92
Total Revenues	74,050.98	73,150.00	900.98
Expense			
Accounting	175.00	500.00	-325.00
Administration			
Bank Charges	28.25	0.00	28.25
Copies	70.06	0.00	70.06
Miscellaneous	0.00	300.00	-300.00
Office Supplies	203.44	250.00	-46.56
Postage	909.25	400.00	509.25
Secretarial	230.00	750.00	-520.00
Total Administration	1,441.00	1,700.00	-259.00
Donations - Fire Department	22,200.00	22,200.00	0.00
Depreciation	2,976.00	0.00	2,976.00
Environmental	477.02	250.00	227.02
Gifts and Memorials	525.00	0.00	525.00
Insurance	972.48	3,000.00	-2,027.54
Legal Fees	1,775.50	2,000.00	-224.50
Membership Dues	25.00	275.00	-250.00
Membership Directories	327.72	300.00	27.72
Newsletter Editor Expenses	177.86	200.00	-22.14
Newsletter Postage & Copying	814.30	750.00	64.30
Road Maintenance			
Culvert Upgrade	0.00	2,000.00	-2,000.00
Dust Treatment	0.00	1,500.00	-1,500.00
Equipment Fuel	2,538.63	2,000.00	538.63
Equipment Purchase	0.00	3,000.00	-3,000.00
Equipment Rental	110.97	1,500.00	-1,389.03
Equipment Repairs & Maintenance	9,045.65	5,000.00	4,045.65
Materials - Road Base	19,110.17	15,000.00	4,110.17
Payroll - Taxes	308.67	1,000.00	-691.33
Payroll - Wages	3,991.25	3,000.00	991.25
Signs/Mirrors	30.15	200.00	-169.85
Total Road Maintenance	35,135.49	34,200.00	935.49
Social Events & Annual Meeting	811.64	1,000.00	-188.36
Tree Chip & Haul	-425.00	1,000.00	-1,425.00
Utilities	55.77	100.00	-44.23
Website	121.00	0.00	121.00
Water Assessment - Annual	430.00	430.00	0.00
Total Expense	68,015.76	67,905.00	110.76
CHANGE IN NET ASSETS	6,035.22	5,245.00	790.22
NET ASSETS AT JANUARY 1, 2006	92,499.26		
NET ASSETS AT OCTOBER 31, 2006	98,534.48		

See Accompanying Accountant's Compilation Report Dated November 17, 2006

ASSISTANT TREASURER'S REPORT
November 18, 2006

Property Sales

Four properties have sold since the last report. The number of landowners has increased by 1, to 224.

Peter and Lydia Hillman of Ithaca, NY bought 3:[27] from Regula Hauser Scheel. They are new landowners. Regula still owns 3:[24-26].

Gary Heck and Barbara Forde of Urbandale, IA bought 1:[53] from Rachelle Kucera and Joyce Mehra. They are new landowners.

Joseph and Rita Wise of Estes Park bought 3:[03] from Richard and Diane Visintainer. They are new landowners.

Henry Goldstein and Mary Ogilvie-Goldstein of Tucson bought 1:[65] on Solitude Court from Ronald and Sharon LeBlanc. They are new landowners.

Two other sales are pending.

2007 Assessment Notices

The assessment notices for 2007 will go to the printer soon and will be mailed to landowners on December 26.

Jan Ricker
Assistant Treasurer/Corresponding Secretary

Communications Committee Report

Gordon Nuttall November 18, 2006

Website www.rla-gh.com

The webcam is installed at the Lee's deck facing toward Crosier Mountain. It's very pretty when it snows and they have the back lights on. Check it out in the morning as the sun rises on Crosier Mountain, if you want your friends and relatives to see the snow, see how windy it is, or point it down at the deck rail to get an accurate snow depth. We might move the webcam to Jan Ricker's house soon to give a view down to the valley.

There was an email regarding whether the policy committee had considered the webcam. There is now a paragraph regarding its location and proper use in the Newsletter and Website policy.

The primary changes to the website this month have been in keeping the GHCPG page up-to-date.

The site has grown to 25MB, 24 pages, and 1,638 links. It's now larger than what my mesanetworks.net account provides for free. There is now an \$8.00 hosting charge per month, and \$100 is budgeted for FY2007.

Handbook

With help from Dennis, Duke, and others and previous work from the 1980s. I think the Handbook is ready to be made available from the website and included in the newcomers packet. Does the board approve that?

Newsletter

The Fall 2006 edition was mailed Oct 16. It was more expensive than usual because of the extra pages for the road blockage policy, the annual meeting notes, and the Addressing Change information page and the folding charge.

\$178 of the \$200 newsletter editor budget for FY2006 was used for the May newsletter.

The current method is to postal mail newsletters to all members unless they have specifically replied that email is okay. That's currently about 20. An alternative has been suggested to save money is to only send via postal mail if members say they want it, email to everyone we have addresses for (requires Adobe Reader), and website download to everyone else. That would probably save \$500 out of the \$1000 budgeted for 2007. What is the board's preference?

Incorrect addresses

Our research into the assessor's online database shows that there are 23 properties in the Retreat with Drake or Estes Park as the property address rather than Glen Haven. In the whole Glen Haven "district", the count is 42 out of 460. We are now watching for new owners with incorrect addresses.

Reminder

The GHHS-sponsored Winter Holiday party potluck is
Tuesday, Dec 12th, 6:30pm in the Town Hall
Downtown Glen Haven
(not Drake)

The society will provide ham, turkey, and drinks. Bring your favorite dish. Come fellowship with some of the nicest people you will ever meet.

**RLA Policy Committee Report
11/11/06**

The committee submits the attached policies for the board's consideration. Additionally it has prepared a master book of RLA GOVERNING DOCUMENTS, POLICIES, PROCEDURES, RULES , REGULATIONS AND RESOLUTIONS.

There is still some work to be done to complete the book. After the board has determined which of the submitted policies, or any others that are adopted the committee will complete its assignment by completing the book.

SOME THINGS YET TO BE DONE

And other comments.

11/11/06

Duke Sumonia

- 1. Need, Articles of Incorporation, and Declaration, Water Augmentation Plan.**
- 2. Documents in book should be official "signed" ones.**
- 3. Consider a statement (policy) that all previously adopted policies, rules, procedures and regulations not included in this Official Book should be no longer considered operative.**
- 4. Have attorney review all new policies, etc. adopted.**
- 5. Rescind present Book of Resolutions after development of one with only resolutions (motions passed by board).**
- 6. Determine method of disclosure as required by CCIOA as amended by SBs 89 and 100.**
- 7. Determine process for maintenance of Official Book, consider appointing Maintenance Manager.**
- 8. Consider a review process by which policies are reviewed after one (or more) year to see if they are reasonable, enforceable and practicable.**

Respectfully submitted;

Duke Sumonia, Chairperson

Dennis Bicknell, Mark Lee and Gordon Nuttall, Members