



## RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING  
January 16, 1988

The meeting was called to order by Vice-President Tom Fulton. All members were present except President Graham Fowler. Also present were Rock Tallman, Road Chairman, Jim Persichetti, Environmental Chairman, Dennis Bicknell, ACC Chairman, Jack Benson and Jewel Sumonia, landowners, and Ernie Conrad.

### SECRETARY'S REPORT

The Secretary's report was approved.

### ROADS

Dick reported that Rock had stayed within the budget when he plowed the roads since the last meeting. He and Rock said they are in the process of getting the backhoe repaired.

Jack Benson questioned the Board on the policy of snow plowing, noting that the tanker from the Fire Department was stuck during the last big snow. The history of being snowbound before the Retreat owned a snowplow, and the Board's confidence in Rock's discretion in snow plowing were discussed. Concern that the road to the Fire Station needed to be plowed, was emphasized. After discussion it was moved and seconded that Dennis write two letters: 1) to the County Road Commission, asking them if they would plow Elkridge Drive to Fire House #2 when they plow Dunraven Glad Road, and 2) to Bob Lindsay, asking if he would plow that road for a small fee. The motion passed. Dennis will see that the letters are written.

Tim said to call him (6-6804) if someone needs the road cleared for emergency. His family can get the message to Rock. Dice said that in dire emergency, one has only to call the County, and they will bring in a plow.

Duke noted, for Rock's information, that part of Solitude Court is washing away.

### ENVIRONMENTAL COMMITTEE

Tom presented the book "Weeds and Poisonous Plants of Wyoming and Utah", which had been suggested that the Retreat own. Tim will use it to write an article for the Newsletter alerting the membership to the noxious weeds which are in the area.

Tom also reported on the complicated formula for establishing a pest control district. The Retreat does not meet this formula, so cannot form one; thus the membership will have to take care of environmental problems on our own. Mary Stallings, Agronomist in the Larimer County Natural Resources, would be glad to write an article for the Newsletter at the appropriate time, listing those pesticides which are proper and fitting to be used on the noxious weeds in the Retreat. Tim said the next Newsletter is in March. Tom will see that she is notified before then.

Jim reported that the Forest Service had done a road survey of beetle infested trees but felt it was not adequate and suggested a walking survey. Jim has asked Rock to do the survey, as he can identify the trees that need immediate attention. Because of Rock's experience in such matters, he can identify infested trees, and make the distinction between old and new infestations. He will prepare a map with colors indicating in which areas trees are newly infested, which are old, and which are "carry-over" trees. Tim offered the help of the 4-H Club in identifying the infected trees under the supervision of Rock. They could help mark the trees which Rock identifies, and keep the records for him.

Jim reported that there are 100-plus RLA members who have not responded to the questionnaire. He would like the Environmental Committee, or the Board to send letters to those whose lots have primary infestation, advising them of the infected trees on their land, and explaining that they should cut and treat the trees, either through the Environmental Committee, or by themselves, and that with no response from the owners, they could be turned over to the Larimer County Environmental Control Committee. This committee will then send people out to cut and treat the trees, even to removing them. The lotowner will then be billed on the next tax statement. Jim feels this "hammer technique" is necessary to get some action from some of the landowners. He recommends that the Board take this action as a last resort when there is no response from the landowners of highly infected areas; the infested trees are endangering the other areas.

Jim said Rock is nearly through cutting the beetle infested trees on the lots which he has permission. He's worked his way down on Filings 5 and 4. When he has finished, he will work on the lots where owners have indicated they wanted the trees cut, treated but left on their lots.

Jim asked Dennis to keep Rock and him informed of the new landowners, so they can be contacted about the trees.

Dennis suggested that the March Newsletter be aimed at environmental aspects. He has two articles which are pertinent to the tree problem, and suggested that the member-

ship be made aware of the nominal cost of planting seedlings.

ACC

Dennis reported that there are no new building applications since our last meeting. He reported that Debbie West is building onto their cabin, and has not applied for a building permit. A letter has been sent through the attorney, noting the construction, and reminding her of her violations of the Covenants. He recommends that the Board go back to the original agreement with Debbie, and go through Rebecca to get an injunction to stop the building. It was moved and seconded that the Board authorize Dennis, in conjunction with our attorney, to take whatever action they deem necessary at the appropriate time, in relation to the Covenant violations of Debbie West. The motion passed.

Graham reported, through Tom, that it would cost \$1,000 to get the Goodkin/Schoe-berlin boundaries resurveyed, and that Rebecca feels the Board should drop the whole matter as a Board, and turn the problem back to Mrs. Schoeberlin to pursue. Jim gave a resumé of the previous actions of the Board regarding the Covenant violations of Mr. Goodkin, - a separate problem from the boundary problem. The Board is already on record to take legal action for the Covenant violations. Dennis enumerated the several Covenant violations that Goodkin has. Dennis will ask Rebecca what specific things the Retreat can do.

TREASURER'S REPORT

Dick explained the treasurer's report. Copy attached. It was noted that usually 50% of the assessments are paid in January, 2/3 by February, and the rest "kind of dribble in". It was moved and seconded to accept the report. Passed.

Discussion involved the following items: who is covered by workman's compensation, County assessors' procedures, insurance carried by the Retreat and tax notices. Dick explained that road maintenance and clerical personnel were covered by workman's compensation, Ernie explained that Filings 1, 2 and 3 are assessed differently than Filings 4 and 5 due to the realignment of the boundaries, and Dick explained the insurance and tax notices involving the Retreat.

Dennis reminded the Board that there had been six liens filed on a property in the Retreat. No contact was ever made by the landowner involved for a payment schedule from the Retreat. The property has been sold, and the landowner had to pay \$317.87 for the liens, including interest and attorney's fees, which had been paid by the Retreat. Dennis told of liens which had been filed in 1986 and 1987 on Schnell's property. Mr. Schnell has sent a check for \$205, which does not cover the expenses. Dennis proposes to apply the money to release the 1986 lien, and apply what is left to the 1987 assessment. He will send a bill for the amount that is still due. The Board concurs with the action.

UNFINISHED BUSINESS

Guest Policy

Tom read the following statements: 1) "According to Mr. Marvin Schlageter, under-sheriff of Larimer County, there are no statutes or ordinances prohibiting group gatherings, as far as the sheriff's office is concerned. Any nuisance factor must be handled by individual action by the offended party, who would have to sign a complain, testify, and so forth. Parking on public roads is regulated by state statutes (blocking and impeding public thoroughfares) but parking on private roads does not come under the jurisdiction of the sheriff's department." (8/31/87 personal interview). 2) "According to Mr. John A. Pedas, Code Enforcement Officer of the zoning division of the Larimer County Planning Department, the present policy concerning guests on someone's private land for whatever purpose; social, religious, recreational, etc., is as follows: - Any group of from eight to ten or more people staying on the property for more than a week-end should apply for a permit from the Larimer County Board of Adjustment. This permit will be routed through the Health Department and the Sheriff's office for their approval, and then back to the zoning division for their approval. This process takes about a month."

Tom then made the following motion: "Since the zoning division of the Larimer County Planning Department has a well defined policy concerning guest use of private land (see statement by Pedas) I move that the Retreat incorporate a similar policy into a new section of the existing By-laws and to delete Article VI, sections 5 - Guests, and section 6 - Guests of the Association (page 11) of our present amended By-laws.

A new Article VI, section 5 - Guests, replacing the present sections 5 and 6 would consist of the following: Section 5. Guests

- a. Each member shall be allowed up to forty guests on his property for short term use (not more than six hours) for social, religious, or recreational use, provided that sufficient toilet facilities are provided, and that no noxious, offensive or annoying activities are allowed to take place. (See Covenant 8, Nuisance, page 19) Cars must be parked so as to not block any Retreat or County Road. Permission to schedule such an event need not be sought or granted by the Board.
- b. Any member who schedules an event, for whatever purpose, on his land involving eight to ten or more people staying on his property for more than a week-end, must apply for permission, in writing, to the Board at least one month in advance of the beginning of the event. This By-law reflects the current policy of the zoning division of the Larimer County Planning Depart-

- ment, which should also be notified at the same time as notification is given to the Board. This procedure will insure that both the Board and Larimer County will be made aware of and approve the landowner's intent.
- c. Failure to abide by the provisions of a and b, above, will be dealt with by any action the Board deems necessary and proper. (See By-laws, page 8, Article IV, section 1, b.)
  - d. None of the foregoing (Section 5, a, b, and c) is intended to deny any landowner his basic rights of freedom, religion, or fellowship, nor to discriminate in any way against any landowner or group which he may represent. The intent of this entire section is to help preserve and maintain the peace and harmony of the Retreat as a whole, and to insure that this area continue to reflect the philosophy of proper land use, and \*'to promote the health, civic, and general welfare of its members'.

\* Amended By-laws, page 8, Article II, Objects

The motion was seconded. After much discussion, the motion did not pass. It was suggested that using the word "should" rather than "shall" and "must" might render it in language that would satisfy the membership and motion of the last annual meeting. It was also suggested that this motion be put in the General Guidelines, rather than the By-laws. After more discussion, it was moved and seconded to table the motion until the next meeting to give the Board a chance to think it over and vote on it at that time. The motion by Marvin Gee at the last annual meeting reads as follows: "Consistent with Article VI of the Amended By-laws of the Retreat Landowners Association, Inc. regarding "Members and Guests" we ask the Board of Directors to develop a policy for the benefit of all members. I move the policy 1) urge members to not invite large groups to use their land over extended periods, and 2) consider the ecological concerns of streamside camping."

Newsletter Advertizing

Tim would like to have classified ads in the Newsletter at 50¢ a line, to help defray expenses. After discussion, it was moved and seconded that Tim try out a classified-ad-type advertizing scheme with a disclaimer from the Board, accepting ads from RLA members only. He will try this for six months and report the results to the Board. The motion passed.

Trailer and RV Parking

Duke was concerned about the use of trailers after a home has been built. It was decided that if your Retreat building is your home, you can keep your trailer on it. It is up to the Board to interpret the Covenants as long as the interpretation is consistent.

Retreat Sign

The Retreat sign at the front entrance was knocked over by a truck. Jack Benson, a member of the Sheriff's patrol, said the State patrol is following up on the license plate of the truck. Rock will take care of the sign; he will see that it is put back up when the weather permits, and will send the bill to Dick.

Stocking Miller Fork

Duke asked if it is necessary to stock Miller Fork each year. It was explained that the membership voted to do so, but that if he wants to change it, to bring it up at the next annual meeting.

Dog Ordinances

Tom asked Dennis to send copies of the Larimer County dog ordinance, Humane Society Agreement, and State Statute pertaining to dogs, to Dice, Duke and Tim.

Jewel asked if there is a limit on the numbers of dogs one can have, as there is for horses. Jewel has been harrassed by Al Matlock's dogs. Ernie said that if there are three or more, it is considered a kennel. Jack said he would like to see all unleashed dogs picked up, and suggested that the nuisances be documented, i.e.- howling at 8:00, 10:00, etc., and call the Larimer County Control office (226-3647) or his office (586-9511).

Corresponding Secretary

Dennis and Marcella asked that the Corresponding Secretary's salary be reduced to \$100. It was moved and seconded to do so. The motion passed.

Next meeting - March 12, 1988, 9:30 a.m. at Fultons' home.

Respectfully submitted,

  
Carol Fulton, Recording Secretary

RETREAT

TREASURER'S REPORT  
1/16/88

Regular Checking

10/31/87	Balance	1,071.90
11/3/87	Interest	8.70
11/9/87	Transfer from MMDA	1,350.00
11/30/87	Interest	6.50
12/28/87	Transfer from MMDA	2,000.00
12/31/87	Interest	6.38
1/7/88	Lien Collection	401.94
1/7/88	Assessments	2,135.58
1/11/88	Assessments	<u>2,295.00</u>

		9,276.00
Less Expenditures		<u>-3,623.86</u>

1/15/88	CHECKING BALANCE	5,652.14
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MMDA

10/31/87	Balance	8,349.47
11/4/87	Interest	37.97
12/3/87	Interest	29.75
1/6/88	Interest	<u>30.81</u>

8,448.00

11/9/87	Transfer to Checking	1,350.00
12/28/87	Transfer to Checking	<u>2,000.00</u>
		<u>-3,350.00</u>

1/15/88	BALANCE MMDA	5,098.00
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Expenditures

11/7/87	Tom Fulton	(ER)	18.95
		(OS)	24.33
11/7/87	Graham Fowler	(ER)	12.00
11/7/87	Jim Persichetti	(ER)	21.60
		(OS)	9.86
11/7/87	Marcella Bicknell	(OS)	175.20
11/7/87	Carol Fulton (SS)	(SS)	20.00
11/7/87	Glen Haven Vol. Fire Dept.	(MS)	500.00
11/17/87	Mountain Bell	(TLP)	68.06
11/17/87	State Compensation Insurance Fund	(IN)	273.00
12/1/87	Elliott & Neuswanger	(LG)	174.32
12/1/87	Glen Haven Community Assn.	(MT)	20.00
12/8/87	Colo State Forest Service	(PB)	30.00
12/28/87	Riedman Corp.	(IN)	1,610.00
12/28/87	Mountain Bell	(TLP)	68.06
12/28/87	Forest Service USDA	(MS)	59.00
12/30/87	Ray Tallman	(RM)	325.00
12/31/87	Elliott & Neuswanger	(LG)	68.30
1/11/88	The Printery	(OS)	<u>146.18</u>

TOTAL EXPENDITURES			3,623.86
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TREASURER'S REPORT

8/21-10/31/87

Reg. Checking-Beg. Balance	1293.34	(ER) Graham Fowler-Mileage	12.00
8/24 Transfer from MMDA	2000.00	(RM) Graham Fowler-Signs	13.28
8/31 Interest	8.61	(OS) Marcella Bicknell	57.76
9/30 Interest	12.91	(OS) Tom Fulton	16.89
10/21 Assess. (Denning Prop.)	30.00	(SS) Carol Fulton-Bd. Mtg.	20.00
10/31 NEBS	10.00	(LG) Elliott & Neuswanger P.C.	18.95
	<u>3354.86</u>	(TLP) Mtn. Bell-Firehouse Tele.	68.06
Less Expenditures	2282.96	(RG) Ray Tallman	30.00
Balance 10/31/87	<u>1071.90</u>	(RM) Ray Tallman	403.99
		(LG) Elliott & Neuswanger P.C.	12.42
		(OS) The Printery	106.79
		(SS) Marcella Bicknell-4th Qtr.	150.00
		(OS) Tim Stolz	54.64
		(RM) Dale's Excavating/35 Loads Road Material	525.00
		(RG) Ray Tallman	56.63
MMDA Beg. Balance	10268.62	(RM) Ray Tallman	260.00
8/24 Transfer to Reg. Chck.	<u>2000.00</u>	(TLP) Mtn. Bell-Firehouse Tele.	68.06
	8268.62	(RG) Ray Tallman	158.49
9/3 Interest	40.40	(RM) Ray Tallman	<u>250.00</u>
10/5 Interest	40.45		
Balance 10/31/87	<u>8349.47</u>	TOTAL EXPENDITURES	2282.96
Reg. Chck. Bal. 10/31/87	<u>1071.90</u>		
TOTAL FUNDS	9421.37		



## RETREAT LANDOWNERS ASSOCIATION, INC.

### THE BOARD OF DIRECTORS MEETING March 12, 1988

The meeting was called to order by Vice-President, Tom Fulton, in the absence of President Graham Fowler. All other members were present. Also present were Dennis Bicknell, ACC Chairman, Greg Carner, landowner and President of the GHVFD Board, and Jim Boyd, landowner.

#### SECRETARY'S REPORT

The secretary's report was approved.

#### BILLS

Bills presented to Dick included the cost of work on the backhoe.

#### ROADS

Tom reported that Rock had been unable to get the grader started after the heavy snow on Thursday. Rock feels the grader should be updated so it can be started in inclement weather. He says there is a starter problem and the block heater needs replacement. Rock suggests the Board spend whatever is necessary to get the grader fixed so it will start. Dick and Dice will look into it to see what can be done.

There was discussion concerning the Streamside Drive entrance, regarding the rocks infringing on the right of way. Reference was made to the November 7, 1987 minutes where the Board had moved to contract to survey the easement. Tim will contact Rebecca to have her get in touch with the County surveyors and have them survey the road. Duke questioned the cost. Dick feels the RIA can handle the cost.

Discussion involved the springtime grading of Streamside Drive. Duke thinks we need to bring someone in to fix the roads. Dice said that what is being done is all right. He, Dick and Rock are working together to get the roads in order, and will rent a dump truck for hauling dirt for a few days when the weather is better. Dice reported the backhoe is in better condition as he has fixed the leak, improved the steering, and will be replacing some parts so it should be in good condition for the spring work. Jim Boyd who is learning how to run the grader for snow plowing, said Doug Grice is offering his truck for sale. Dick and Dice feel it would be cheaper to rent a truck for the work this spring.

#### ENVIRONMENTAL COMMITTEE

Jim Persichetti was unable to attend the meeting, so Tom reported that Rock had completed a walking survey of the Retreat. Rock made a map indicating the infested trees of both Douglas Fir and Ponderosa Beetles, lots on which they are standing, and the lots that have dead standing trees. He will take the 4-H Club out on March 22 to look at the trees, and to mark them.

Mary Stallings, Larimer County Agronomist, at Tom's request, wrote an article for the Newsletter, regarding noxious weeds in the Retreat area. She will write another article for the May Newsletter concerning 1) identification of specific weeds in the Retreat, 2) which herbicides to use, and 3) which are the best times for application and control. Tim said he added some of the information regarding herbicides and application to this upcoming Newsletter, as some of the information he received suggests application before May.

Dennis reminded the Board that with the recent excavations in the Retreat, we need to do more re-seeding.

#### ACC

Dennis reported that there are no applications or approvals for homes at this time. Dick said John Barlow intends to finish his house when he is through with Roberts' house on Elkridge Court.

Tom asked Dennis to send copies of the Board minutes to Rebecca so she will be aware of the actions of the Board, and to Jim Persichetti and Rock Tallman so they will know what is being done concerning environmental conditions, and road work.

#### TREASURER'S REPORT

Dick explained the expenditures on the report. Duke is concerned that the Retreat has to pay State property taxes on the common areas. He'd spoken to Pat Anderson at the Larimer County Treasurer's office regarding CRS 1346 - Colorado House Bill, passed in July, 1984. According to the bill, the Retreat is exempt from paying taxes on common land, as he understands it. Dennis explained we only have to apply to be exempt. Duke asked that the Board write a letter asking for the exemption forms.

It was moved and seconded to accept the treasurer's report. Motion passed, Copy attached

ASSESSMENTS

Dennis reported that he sent 59 letters in early March, to members who are late in paying their assessments. There are now 47 RLA members and two Bulwark members who have not paid. When asked, he said this is about the norm - about 1/3 of the membership has paid by the end of January, 2/3 by the end of February, and by the end of March, there are usually ten who have not paid. Those whose properties have liens filed for non-payment end up paying about \$200 when there is settlement, because of attorney's fees and interest collected.

RULES COMMITTEE

In the lengthy discussion regarding the Guest Policy, Tim questioned the competence of our attorney. Dennis reviewed the history of the several attorneys the Retreat has had. He said the first three were ineffective; Rebecca has been with the Retreat for nine years and has worked hard to help in dealings with Larimer County, and solving the VTN problem, among other situations that have arisen. Dennis says she is doing a good job and will continue to do so. Dick supported Dennis' remarks, and said she was very conscientious when he worked with her, as president of the Retreat.

After more lengthy discussion it was decided that the Rules Committee rewrite the Guest Policy which had been presented by Tom.

BUILDING COMMITTEE

Duke wondered if it is feasible to transfer the ownership of Fire House #2 from the GHVFD to the Retreat, as the RLA wants to enlarge the building for an equipment garage and/or a community building. Dennis said the Retreat already owns the structure, and the GHVFD pays \$10 rent. He also noted that there is supposed to be a liaison between the Fire Board and the Retreat Board. Duke wants to have a meeting between the two Boards, but feels that since he and Tim are on both Boards, it would be a conflict of interest.

Duke asked if the 40-acre square in the middle of the Retreat, which is National Forest, could be purchased by the Retreat. Dennis will send to Duke, copies of all the material and attempts by the Retreat to purchase that land.

FIRE DEPARTMENT

It was moved and seconded to pay \$500 to the Fire Department for the 1988 donation. The motion passed.

Greg Carner, GHVFD Board President, explained that the fire department is looking into forming a fire district, and feels the Retreat should know. He said the \$10,000 budget that the department is operating with, is not adequate; there is a 40% population response when donations are requested, and with the projected growth of the area, the GHVFD doesn't have enough money. They want a regular income from taxes. He explained that what has been accomplished so far is: district boundaries have been outlined, service plans are being set up for the immediate future, for five years, and for ten years. He will talk to the assessor, and have a full report by the next Retreat Board meeting.

TELEPHONE

Jim Boyd reported he has given up on trying to get phone service back to his area. After talking to many different people, he said it will still cost \$43,000 to get service to Filing 5 and Bulwark. It would cost in excess of \$6,000 to get a private phone to his place. He wants the Board to know there are no circuits available in the Retreat; that no new Retreat homes, if they do not already have existing phone lines intact, will be able to have phone service. Cost of a new circuit board of six phone lines, is \$8,000 to \$10,000, and up to 35 circuits, the cost would be around \$45,000. He said the phone company told him the cost would be put on either the individual customers, or the RLA, if the Board decided to go in that direction. He explained that originally the Engineers projected 1989 for rural expansion, but that now no plans are made for 1988 or 1989. Duke thinks the Board should try to get the service.

COVENANT VIOLATIONS

Duke feels it is the responsibility of the Board to enforce the covenants. He cited Al Matlock's violations, and wants any action necessary to take care of the problems.

Tim declared that when he comes back from Florida, he Duke and Tom will go around the Retreat, document all violations and speak personally to the landowners.

Dennis said we are already going into Court for Matlock's and West's covenant violations. He will be testifying.

Meeting adjourned in the early afternoon.

President Graham Fowler set the next Board meeting for Saturday, May 14, 1988 at 9:30 a.m., place to be announced later. Note the change from April 23.

Respectfully submitted,

*Carol Sultan*  
Recording Secretary

RETREAT

TREASURER'S REPORT  
1/16/88-3/8/88

Regular Checking			Expenditures		
1/16	Balance	5,652.14	1/16	Tim Stolz-Newsletter (OS)	87.27
	Less Deposit Error	<u>-50.00</u>	1/16	Marcella Bicknell (OS)	37.92
	Corrected Balance	5,602.14	1/16	Jim Persichetti (mileage) (ER)	21.60
				(telep) (ER)	1.82
				(postage) (OS)	7.47
1/16	Assessments	2,169.91	1/16	Carol Fulton (OS)	14.78
1/23	Assessments	2,015.68		(SS)	20.00
1/29	Interest	24.13	1/16	Tom Fulton (MS)	13.50
2/1	Assessments	1,105.00	1/21	Mtn Bell Firehouse Telep (TLP)	68.09
2/10	Assessments	2,040.00	2/1	Ray Tallman (30 hrs.) (RM)	300.00
2/20	Assessments	935.00		(parts) (RG)	22.36
2/23	Assessments	85.00	2/3	Sears-Air Compressor (RG)	103.88
2/29	Interest	<u>45.64</u>	2/19	Joseph Odstrcil-CPA Audit (AC)	180.00
		14,022.50	2/26	Mtn Bell Firehouse Telep (TLP)	46.59
	Less Expenditures	<u>1,985.19</u>	2/26	Larimer Co. Treasurer (TX)	35.10
		12,037.31		Larimer Co. Treasurer (TX)	32.40
3/7	Transfer to MMDA	<u>4,900.00</u>	3/1	Ray Tallman (25.5 hrs.) (PB)	255.00
	Balance 3/8/88	<u>7,137.31</u>		(15.5 hrs.) (RM)	155.00
				(Filter) (RG)	3.35
			3/1	Ellis & Capp Equip (Blade) (RG)	162.74
	MMDA		3/3	Elliott & Neuswanger PC	
				1/16-2/15 (LG)	255.37
1/16	Balance	5,098.00	3/3	Ed O'Dell (Gasoline) (RM)	<u>159.95</u>
2/3	Interest	19.95		Total Expenditures	1,985.19
3/3	Interest	20.34			
3/7	Transfer from				
	Regular Checking	<u>4,900.00</u>			
	Balance 3/8/88	<u>10,038.29</u>			





## RETREAT LANDOWNERS ASSOCIATION, INC.

### THE BOARD OF DIRECTORS MEETING May 14, 1988

The meeting was called to order by President Graham Fowler. All members were present. Also in attendance were Jim Persichetti, Environmental Control Chairman, Dennis Bicknell, ACC Chairman, and I.B. Muller, Building Chairman. Graham reminded the Board of the breakdown of the \$85 assessments, which he has done, in order that the membership understands the need for the increase. He also asked the Board to send major concerns, in writing, to him at least a week in advance of the meeting, so the other Board members would have a chance to look over the material prior to the meeting, and thus save a lot of time.

#### SECRETARY'S REPORT

Dennis is still trying to locate the law that is applicable to the Retreat being totally exempt from property taxes for Fire House #2. The Retreat owns the land, and rents it for \$10 a year, to the GHVFD, who own the structure. Jim Persichetti said the Retreat has a cooperative agreement with the GHVFD, where we can use the structure for any purpose we want, and that if we wish to add on to it for a community building, we can do that, providing it is beneficial to the Retreat. This is in the lease agreement worked out with the GHVFD.

In clarifying the last paragraph of the minutes, Tim said that only Matlock's covenant violations were to be itemized, not the others in the Retreat.

With the above corrections, the minutes were approved.

#### ROADS

Dice, Dick and Rock have been working on Streamside and Black Creek Roads. They have also been working on the equipment.

Graham reported that he talked with Mr. Szoke who lives outside the back entrance and who has been lining the road with rocks. They have reached an agreement without having to have a survey, so that Rock can widen the road some, and slope the banks so it will appear wider. He will use some of the dirt to fill in some of the low spots.

#### ENVIRONMENTAL COMMITTEE

Jim Persichetti passed out a list of those who responded to the last survey. He explained that 36 have not responded in Filing 1, 40 in Filing 2, 20 in Filing 3, 21 in Filing 4, and 10 in Filing 5. He showed the walking survey map which Rock has prepared, noting that we are not in as bad shape as the numbers would indicate, in controlling the infestations. Jim also showed and explained the map he made showing the landowners who have responded, and what they indicated - i.e. having Rock cut and remove, have him cut but not remove, or doing the work themselves. In combining the two maps, Jim said we are covering about 80% of the infestation, even though only about 50% of the membership has responded. He has told Rock to go ahead on those parcels where trees are infected, and where there has been no response; he is to treat the trees and remove them if he can. Those properties of people who have indicated they don't want anything done, will be left alone.

Jim feels the budgeted money for the treatment of the trees is more than adequate, and that if Rock can stay with the program from now through the fall and early spring, the situation should be under control.

Larimer County can send a letter of condemnation to landowners who have a nuisance problem with the infested trees on their lots. The County would have a forester cut the trees, then bill the landowner. Jim feels at this point it is not necessary. When asked, Jim said the Forest Service has no problem with the Retreat cutting infected trees on the 40-acre square. According to Rock, there are seven Ponderosas infected in that area.

The Board was reminded that only Rock has permission to work on the trees. The trees he cannot get out, he will cut down, treat, and leave. If other people are allowed to come in, it gets out of hand, as there is no full-time supervisor to see that the proper trees are cut.

With the noxious weed situation, Tim will be in charge, as Tom has resigned from the committee.

#### ACC

Dennis reported that one driveway has been approved (Filing 4, lot 13). The ACC has also prepared a letter for the Newsletter reminding the landowners to reseed, and to reforest after excavation. Several seed mixes are available for High Altitude, and even for North Slope and South Slope areas. Dennis said they send a letter concerning this problem to those who are applying for approval from the ACC.

#### TREASURER'S REPORT

Dick passed out the treasurer's report, and explained the problem of the back hoe

engine replacement. It was moved, seconded and approved to accept the report. Copy attached

Dick also prepared a report showing how much the Retreat has spent to date. He explained that Rebecca is charging a flat fee for the Debbie West problem. Graham said the Retreat is almost at budget now, in legal fees. If the West and Goodkin problems are taken to Court, more money will have to be appropriated for the legal fees. He wondered if some of the environmental excess could be turned over to the legal budget. Nothing was definitely decided, but Dick feels with the reserve in the MMDA, and the extra money in the environmental budget, the expenses can be met.

Dennis explained there are six delinquencies yet for the \$85 assessments, a total of \$510 outstanding. He expects to get most of that amount, with the possible exception of Duncan, and perhaps West. He explained the Schnell assessments which covered '86, '87, and '88, amounting to a total of \$210. Their check for \$210 did not cover all the liens and the expenses the Retreat incurred in filing the liens. The 1986 lien has been released, the Schnells have been sent a letter explaining the 1987 lien has not been released because there was not enough money left to cover it, and that 1987 should be paid before the 1988 assessment is paid. Dennis said they have \$100-plus actual credit in their account, but still have one lien. He said that Schnells have not responded to his two letters concerning this matter. Dennis also reported Duncan's lot is for sale, and the Retreat should get its money back at sale time. He said there are about six people who have chosen to pay their 1988 assessments in increments, making \$850 more that the Retreat should receive this year. Rebecca has sent letters to those on the delinquent assessment list, giving them until May 31 to respond. If there is no response, she will file liens on the appropriate properties.

Dennis pointed out that last year at this time there were eleven delinquent land-owners, but this year there are only six.

#### RULES COMMITTEE

Graham, acting as chairman pro-tem, read a new version of the Guest Policy, which he suggests putting in the Guidelines, rather than the By-laws. With paragraphs one and two reversed, it was moved and seconded, and passed to accept it. Tim will print it in the Newsletter on a separate sheet so it can be inserted into the Handbooks.

It was also noted that should there be problems with the trail going through Baggeley's property, that Larimer County can be called in, as it was surveyed earlier, when there was a problem with Dennings, several years ago. Graham said there are pins with aluminum caps indicating where the trail goes, whenever the trail makes a transition.

The Rules Committee will continue to be an permanent standing committee.

#### BUILDING

I. B. Muller explained that due to illness, he was unable to accomplish as much as he had hoped. He will call a committee meeting soon. He said the items they will consider are building site, finance, and determination of size for the Retreat's needs. He feels the building site will be the most difficult of the considerations. Discussion involved the 40-acre Forest Service property, and the problem of attaining it, or perhaps obtaining a lease. I. B. will look into the possibilities of leasing that acreage from the Forest Service. Tom suggested the committee look into cisterns and holding tanks, rather than wells and leach fields, as a cheaper way to take care of sewage. I.B. expects to have a detailed report for the membership at the annual meeting.

#### OLD BUSINESS

There are injunctive relief and temporary restraining orders to be served to Debbie West and to Mark Goodkin. Dennis paraphrased what the injunctive relief means - that both Mark and Debbie cannot do anything to thier property, on order from the Court. Bringing the matter to Court, will bring the matter to a head. Tim will be the contact person for the process server to serve papers to Debbie West, and Duke will be the contact person for the process server to Mark Goodkin.

After some discussion, it was moved, seconded and passed to pursue the covenant violations against Al Matlock (Filing 1, lot 39), and that Dennis be directed to contact Rebecca to do what is necessary to get the violations corrected. Duke will take pictures for documentation.

#### NEW BUSINESS

A letter was received from EVIA asking the Retreat to join the EVIA. Graham asked Tom to contact Rowland Retrum, to have him explain what the EVIA is, and what they want from the Retreat.

Dennis wrote a letter to the Vice President of Mountain Bell. He says there is a plan to upgrade the Public Utilities Commission, and that the telephone system seems to be high on their list.

Duke said the GHVFD is still looking into forming a fire district. It would raise property taxes about \$30 a year.

Items to be included in the next Newsletter are the annual meeting (Saturday, July 30 at 1:00 p.m. at the Glen Haven Community Building), two Board vacancies, and a picnic instead of a potluck. Dennis reminded the Board that it should actively seek people to run for the Board. Names that have been suggested were Purrington, Haden, Bachel, Pat Welch, C.L. Williams, Maggie McDonald, and Dice McKnight said he will run again. Tim wants the information by the middle of June.

Graham asked the Board to bring two long term goals to the next meeting, that each member feels is important.

Next meeting is June 25, Saturday, at Dice McKnights, at 9:30 a.m.

Respectfully submitted,

  
Carol Fulton, Recording Secretary

Expense Reimbursements

1/16	Jim Persichetti	29.07
	<u>Property Taxes</u>	
2/26	Larimer County	35.10
2/26	Larimer County	<u>32.40</u>
		67.50

Legal Services

2/15	General	132.70
2/15	Goodkin	81.40
3/15	Goodkin	229.56
4/15	Goodkin	<u>270.01</u>
		580.97
2/15	Debbie West	42.27
4/15	Debbie West	<u>3.75</u>
		46.02

759.69

Office Supplies

1/11	Newsletter Printing	146.18
1/16	Newsletter Postage	84.27
3/24	Newsletter Printing	137.92
4/2	Newsletter Postage	<u>89.69</u>
		458.06
1/16	Office--Postage	37.92
1/16	Jim Persichetti Postage	1.82
1/16	Carol Fulton	14.78
3/12	Tom Fulton	17.83
3/12	Marcella Bicknell	<u>183.09</u>
		255.44

<u>Office Supplies Total</u>	458.06	
	<u>255.44</u>	
	713.50	713.50

Road Grader

2/1	Ray Tallman	22.36
2/3	Sears--Air Compressor	103.88
3/11	Ellis & Capp--Grader Blade	162.74
3/12	Spark Plugs	7.08
3/25	Starter Repair	18.10
4/16	Battery	<u>40.02</u>
		354.18

Backhoe

3/1	Filter	3.35
3/12	Parts and Supplies	59.80
3/24	Oil	10.00
4/8	Alternator Belt	8.40
4/8	Engine Replacement and Steering Repair	4,135.85
5/2	Service Call--Larimer Equip.	<u>192.86</u>
		4,410.26

Road Maintenance

2/1	Ray Tallman--30 hours	300.00
3/1	Ray Tallman--15.5 hours	155.00
3/3	Ed O'Dell Gasoline	159.95
3/24	Ray Tallman--37.5 hours	375.00
4/21	Ray Tallman--65 hours	650.00
4/22	Silver Lake Rental--Dump Truck	<u>238.50</u>
		1,878.45

Secretarial Services

	Secretarial	140.00
2/19	Accounting	<u>180.00</u>
		320.00

Firehouse Telephone

1/21		68.09
2/26		46.59
3/16		51.55
4/14		<u>50.40</u>
		216.63

Pine Beetle

3/1	Ray Tallman--Survey--25.5 hrs.	255.00
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Fire Department

3/12	GHVFD--Donation	500.00
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RETREAT LANDOWNER'S ASSOCIATION  
Treasurer's Report  
3/8/88-5/10/88

Regular Checking				Expenditures	
3/8	Balance	7,137.31	3/12	Tom Fulton	(OS) 17.83
3/8	Assessments	885.00	3/12	Marcella Bicknell	183.09 (OS)
3/18	Assessments	1,347.50		1st Qtr Secretarial	100.00 (SS) 283.09
3/31	Interest	36.74	3/12	Dice McKnight	(RG) 59.80
4/1	Assessments	1,160.00	3/12	Carol Fulton	(SS) 20.00
4/29	Interest	23.08	3/12	Dick Weinmeister	(RG) 7.08
5/1	Assessments	700.00	3/12	GHVFD-Donation	(MS) 500.00
		<u>11,289.63</u>	3/16	Mtn Bell Firehouse	(TLP) 51.55
	Less Expenditures	<u>7,389.41</u>	3/24	The Printery-Newsletter	(OS) 137.92
5/10	BALANCE	3,900.22	3/24	Ray Tallman	375.00 (RM)
				10.00 (RG)	385.00
			3/25	Rogers Automotive	(RG) 18.10
			3/31	Elliott & Neuswanger PC	(LG) 229.56
			4/2	Tim Stolz-Newsletter	
				Postage	(OS) 89.69
			4/6	Hensley Battery Supply	(RG) 40.02
			4/8	Dick Weinmeister	(RG) 8.40
			4/8	Larimer Equipment Co.-	
				Backhoe Engine &	
				Steering Rep.	(RG) 4,135.85
			4/14	Mtn Bell-Firehouse	(TLP) 50.40
			4/21	Ray Tallman	(RM) 650.00
			4/22	Silver Lake Rental--	
				Dump Truck	(RM) 238.50
			5/2	Larimer Equip. Co.--	
				Service of Backhoe	(RG) 192.86
			5/2	Elliott & Neuswanger PC	(LG) <u>273.76</u>
				TOTAL EXPENDITURES	7,389.41

		MMDA
3/8	Balance	10,038.29
4/5	Interest	43.40
5/4	Interest	<u>40.76</u>
5/10	BALANCE	10,122.45



# RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING  
June 25, 1988

The meeting was called to order by President Graham Fowler. All members were present. Also in attendance were Rock Tallman, Road Chairman, Jim Persichetti, Environmental Chairman, I.B. Muller, Feasability Committee Chairman, and Charlene McKnight, landowner.

## SECRETARY'S REPORT

The secretary's report was accepted.

## ROADS

Rock reported he hasn't done the road by Mr. Szoke's place at the back entrance, yet. It will take between eight and twelve hours to complete. He explained it wasn't necessary to pull the Retreat ditches this spring as he has in the past, as they are in pretty good shape. He expects to do them in the fall, to have them in condition for the winter season.

Rock, Dick, and Dice worked on the roads earlier, using dirt which had been excavated by John Barlow's excavator. He is hoping to use the dirt piles on Miller Fork next to Mullers, to help cover up the bedrock in that area.

Graham asked Rock to make sure the roads are in shape before the annual meeting, and to get the back entrance done before Mr. Szoke changes his mind.

It was noted the stop sign at Miller Fork and Dunraven Glade is down. Duke will contact Larimer County to get it put back up.

## ENVIRONMENTAL

Jim Persichetti reported two more responses to his survey; Lot 17, Filing 3, don't want anything done on their lot, while Lot 9, Filing 2 want their infested trees cut and removed. He said that Rock is nearly all caught up on the lots on which permission has been given. There is a new Ponderosa becoming infested on Widmair's land, and Rock will try to get it before it infects other trees.

Jim explained a report from the Forest Service that lists places they obtain Lindane and the rates they've been paying. Tom handed to Jim a notice from EVIA which was in the recent Trail-Gazette, asking cooperation on spraying Canada Thistle, and offering use of their materials free. Other sprays which have proven very effective are "Ortho Weed Be-gone" and "Round-up", according to Jim and Dick.

The 4-H Club is planning to work on building some kinds of bridges across the creek along Miller Fork.

## ACC

In a letter to Graham, Dennis reported that the ACC has approved a building application for Satterfields, Lot 18, Filing 4, and that John Barlow is the contractor. An application for Ranes, Lot 12, Filing 5 is pending, but they have permission to do some dirt work.

Dennis appeared in Court for the Debbie West injunction. She did not appear, so the injunction was issued. Dennis has contacted Rebecca's office, and they have drafted what the Retreat has asked for, and will start enforcement.

Dennis asked the resident Board members to watch for the elusive Mark Goodkin, so he can be served papers. There little time left, and Dennis asked the resident members to call Rebecca immediately if they see him. Her phone number is 493-6124 in Fort Collins.

Dennis asked that pictures be taken of the Matlock covenant violations. Duke said things change daily at Matlocks. He has not been taking pictures for documentation as he was requested to do at the last Board meeting (5/14/88) as he has been waiting to see how Al's drug problem with the Court will turn out. He was reminded that it is helpful to have a history of what is going on, even though things are changing daily. He was asked to take pictures and date them, over a period of several weeks.

It was noted that Laurene Nicholl is applying for an additon on her cabin, and that a building permit from the County was applied for by Pfeif, Lot 33, Filing 3. The recording secretary will send the information to Dennis.

## TREASURER'S REPORT

Dick presented and explained the Treasurer's report. Discussion involved how much has been spent on environmental concerns (\$255+), the bill from Rebecca includes part of her work on Debbie West, and Miller Fork has not been stocked as yet. Dick feels we are in good shape. It was moved and seconded to accept the report. Passed. Copy attached.

Dick also reported that he checked on the common areas being tax exempt. The way things are now, it's costing each landowner 37¢; if the evaluation should go up by making the common areas tax exempt, the landowners would have to pay about \$1.50 more. An assessor in Greeley with whom Dick spoke, said the RLA is better off leaving things the way

they are.

Dick reported there are only four landowners who have not paid their assessments; West and Schnell, and two with whom Dennis is trying to make contact.

#### RULES COMMITTEE

There was no report from the Rules Committee

#### BUILDING COMMITTEE

I.B. Muller prepared an extensive report from his committee, copies of which he passed out to the Board members. This report includes the type of structure, the site selection and recommendations of the committee. Much of the discussion revolved around the recommendations of item "C" (under #4 - "Recommendations") in which the committee suggests to "Immediately seek approval for a special \$100 per owner assessment to be set up in an escrow account specifically for the lease/purchase of an adequate site." It was pointed out that there must be a majority at the meeting in favor of the special assessment, but not necessarily a majority of the membership. If this special assessment is approved, it will be collected like the regular assessments, but not at the same time.

It was moved, seconded and passed to accept the report of the Feasibility Committee for an RLA Community Building, and to have I.B. Muller present it at the annual meeting.

More discussion brought out the points of annual costs, such as building maintenance, utilities, taxes, etc., after the building is built. I.B. feels that two ways of obtaining land should be pursued - buying a lot, and trying to get Forest Service land for lease.

It was noted that when the report is presented to the membership, that I.B. make sure the membership understands it's a step by step procedure, such as obtaining the land the first year, then whatever would be the next step the next year. This is so the membership wouldn't expect the entire project to be completed in the first year. I.B. also mentioned that the special assessment would be in escrow, so the money could be returned if at a later time the project should be voted down.

After more discussion, it was moved and seconded that a notice be sent to the membership that the Feasibility Committee for the RLA Community Building has a report with recommendations which will be offered for discussion and action at the annual meeting. The motion passed. Tim Stolz added "The notice will ad lib a little bit, and advise them that this may involve consideration for incresement (sic) of their assessment." He will send the notice.

I.B. feels Walter Maitland has a vested interest in the Retreat, and he would like to write to him, asking for suggestions as to where to put the Community Building. The Board feels this is a good idea.

#### OLD BUSINESS

A. Graham reported we have the injunction against Debbie West, and he will check with Rebecca as to what the next step is.

B. Jim furnished pictures he took of the mess around Firehouse #2. He mentioned the habit of some of the firemen pulling the fire equipment out, leaving it stand for days at a time, while they worked on their cars in the building. Jim gave the pictures to Duke, who will show them to the Fire Board, so they, the Fire Board, will take care of the problem.

C. The person who is serving papers on Goodkin has not been able to make contact. The Board members were asked to let Rebecca know if they see him around. It was noted that there is a For Sale/For Rent sign at his place.

D. Annual Meeting and Picnic

Graham listed the items he's planning for the agenda. He suggested that between the Board meeting (9:30 a.m.) and the annual meeting (1:00 p.m.) the Board try to contact people who would run for the two positions which are open. Dice plans to run again. Other names mentioned were Ron Juneau, Vern Behrens, Maurice Ward, I.B. Muller and Ron Bachali.

I.B. said everything is all set for the picnic to be held at the trailhead at the end of Dunraven. He's hoping to get Sy Kleinman to take care of games for the children, as he has in the past; there are a few prizes left from previous picnics and potlucks:

E. EVIA

Tom reported on the letter which had been received at the last Board meeting from EVIA. He had questioned the president of EVIA as to its aims, and as to why the RLA should join. The benefits didn't seem to warrant the RLA joining. It was moved, seconded and passed that the RLA not join the EVIA.

#### NEW BUSINESS

A. Goals

1. The Community Building

2. The Division of Wildlife would like to speak to the RLA about the number of dogs running loose in the area. Jim said the lady who lives on the next lot to him, is from the Forest Service, and asked if the Board could make room for a DOW speaker at the annual meeting. Graham will schedule it for 2:00 p.m., and Jim will give her the message.

3. Tim wants to develop a closer relationship with the Glen Haven Association.

4. Duke wants to look at the Covenants for revision. Dick said our attorney says it is better to leave them alone, as we'd have to go through a long legal process to get them changed.

5. Duke wants to present the idea of four town hall meetings to the membership at the annual meeting.
6. Tim wants a committee to study and make an analysis of what the area should be in ten years.
- B. Fire Days - August 13. Greg Carner, president of the Fire Board has asked to speak at the annual meeting for five minutes. The Fire Board is still working to form a Fire District.
- C. Fultons will invite Jay Smith and Bob and Leta Lindsay to come to the annual meeting and picnic. Duke will invite some of the business people in the Glen to the picnic.
- D. After July 30th, Graham's new address will be 800 Elliott, Longmont, 80501.

Next meeting is Saturday, July 30, 1988, at 9:30 a.m. at the Glen Haven Community Bldg. The annual meeting is at 1:00 p.m., same day, the same place.

Respectfully submitted,

  
Carol Fulton, Recording Secretary



RETREAT  
TREASURER'S REPORT  
5/10-6/24/88

Regular Checking

5/10	Balance	3,900.22
5/31	Interest	15.17
6/1	Assessments	285.00
6/19	Assessments	<u>160.00</u>
		4,360.39
	Less Expenditures	<u>1,224.67</u>
6/24	Balance	3,135.72

Expenditures

5/14	Jim Persichetti(mileage)	21.60	(ER)	
	(postage)	.66	(OS)	
	(telephone)	<u>3.15</u>	(OS)	25.41
5/14	Graham Fowler(mileage)		(ER)	12.00
5/14	Marcella Bicknell	80.99	(OS)	
	(3rd qtr)	<u>100.00</u>	(SS)	180.99
5/14	Carol Fulton(Bd. Mtg.)		(SS)	20.00
5/16	Mtn. Bell(Firehouse)		(TLP)	50.50
6/7	Elliott & Neuswanger PC		(LG)	312.97
6/13	Ray Tallman(oil & grease)	29.58	(RG)	
	(labor)	135.00	(RM)	
	(labor)	125.00	(PB)	
	(labor w/ chain saw)	78.00	(PB)	
	(new sprayer)	<u>21.40</u>	(PB)	388.98
6/22	Marcella Bicknell(postage)	52.90	(OS)	
	(labels)	<u>23.27</u>	(OS)	76.17
6/22	Mtn Bell(Firehouse)		(TLP)	47.65
6/22	Community Associations Institute		(MD)	<u>110.00</u>
				1,224.67

MMDA

5/10	Balance	10,122.45
6/3	Interest	<u>45.61</u>
6/24	Balance	10,168.06



## RETREAT LANDOWNERS ASSOCIATION, INC.

### THE BOARD OF DIRECTORS MEETING

July 30, 1988

The meeting was called to order by President Graham Fowler. All members were present. Also in attendance were Jim Persichetti, Environmental Chairman, and Dennis Bicknell, ACC Chairman.

#### SECRETARY'S REPORT

The secretary's report was approved with the clarification that Duke was inviting more than just the business people of Glen Haven to the picnic. He expected around ten people.

#### ROADS

Dick reported that there is a hydraulic problem with the backhoe, but he and Dice are working on it. He reported that the back entrance work is completed and looks very nice. Dick said Rock has worked 15 hours on the roads and 10½ hours on the Beetle problem, and 10½ hours on other maintenance. Discussion concerned the several piles of dirt still on the curve of Miller Fork Road next to Mullers' place. Dick said they'd be getting that out of there soon. At the June 25, 1988 meeting Rock said he intends to use those piles to help cover the bedrock in that area.

#### ENVIRONMENTAL

Jim Persichetti reported that Rock spent 25 hours on the walking survey during which he located and marked 106 Beetle infested trees. Of these 106 trees, he's cut, treated and removed (where he had permission) 80 trees. The balance of those trees are on lots where permission hasn't been given for access. Since the walking survey, in the last 2½ months, Rock estimates there are 80 - 100 newly infested trees. For the most part, these are on lots where there is no permission to access. Jim said that so far Rock has run into only one person cutting wood illegally this year. Rock has had some problem with Ernie who has instructed him not to cut wood on the lots Ernie has for sale, even though there is permission to cut. Jim will contact Ernie to try to straighten this out. It appears that Ernie feels the lots are more salable if they have a lot of firewood.

In discussion the problem of access, Jim said there are pockets of between 12 and 20 infested trees on some lots where permission has not been granted. He feels the survey form is a very limited tool, and wants to talk with Rebecca to get a legal opinion about having complete access to all lots for cutting and treating the Beetle infested trees, so they don't spread to adjacent lots. He asked the Board's opinion on whether to spend a few dollars to get the legal opinion to see what tools or means are available without having to go through another survey. Graham will be calling Rebecca after the meeting, and will include this matter in his conversation with her. Jim said that cutting and treating the trees and leaving them for the landowners, is part of the idea, but if they could go the next step and remove them, a lot of forest fire fuel would be eliminated. He referred to the Yellowstone National Park fire which is intense partly because of so many downed trees. He explained the survey map, noting the lots in yellow as lots which the owners have given permission to cut, treat and remove all infested and dead trees; lots in green indicate where permission has been given to cut, treat and leave the trees; lots in blue indicate where owners wish to cut and treat their own; lots uncolored are lots on which the owners have not replied to the survey. Jim said that about 20% of the owners who said they would do their own, have been doing so. Dick suggested that we should give the other 80% the option to cut their own, and tell them that they have six months in which to get the infested trees down, or we will have to come in and do it.

In noting another map which Rock has prepared, Jim said the lots in red are infestations of the Douglas Fir Beetle; lots in blue indicate the Pine Beetle, and lots colored in green have dead trees which are mostly from the Spruce Budworm infestation. Jim pointed out the pockets of 12 - 20 infested trees of Rock's recent count. Jim reported that the main infestation at present is from both the Pine and Douglas Fir Beetles, and that after talking with the Forest Service in the last month, the Spruce Budworm is no problem as yet, so spraying actively is unnecessary for this year.

Jim has booklets put out by the Forest Service and the National Parks regarding the overabundance of the fuel supply. He said that even RMNP is considering cutting their dead trees to get rid of the fire hazard. Graham reminded the Board of a long term program set a few years ago of spraying, cutting the dead trees, removing the infected trees, and then going a step further to start thinning, so there would be less trees so a fire couldn't spread as easily, and that also the trees that are left would be healthier. Jim said we've made a lot of headway on the removal of the dead trees, but have not gone to the next step as yet. In answer to Duke's question of contracting with a commercial outfit to come in and remove the trees, both Dick and Jim explained that after contacting several commercial woodcutters, they found the woodcutters only wanted to go where their trucks would go, and wanted only the easy big stuff, caring little about what happened to the land. They reminded

Duke of the fiasco of the GHVFD coming in to cut. They said that when Rock goes after the trees, he is careful and uses his horse to get them out.

#### ACC

Dennis reported that he has three applications: 1) Debra Lee, lot 10, Filing 2; 2) Ranes lot 12, Filing 5, and 3) Pfief, lot 33, Filing 3. He said Satterfield's (lot 18, Filing 4) has been approved and started; John Barlow is the contractor.

He will summarize for the membership at the annual meeting that: there are 85 cabins which have the exterior done, five are under construction, two permitted with work to start soon, and 31 full time residents.

Places where seed for reseeding in this area, can be obtained, are Foothills Nursery in Ft. Collins, and Mountain Mix on Garfield, in Loveland.

#### TREASURER'S REPORT

Dick passed out the report, explained that it is from our last Board meeting, and that he will have a copy of the audit and a summary from January 1 to June 30 to pass to the membership at the general meeting. It was moved, seconded and passed to accept this report. Copy attached.

#### OLD BUSINESS

##### A. Mark Goodkin

Graham reported that he went to Court with Rebecca and Mark. Anticipating a nasty situation, Graham said that once Mark was before the judge, he agreed to do what the judge suggested, which was to talk to each other. After the conversation between Mark, Graham and Rebecca, she wrote a letter to Mark which Graham read to the Board. It concerned his removing the shed on his property, which has been an eyesore; Graham would visit the site and note any other covenant violations, and make a decision as to whether the corral needs to be moved or removed, and that Mark would comply with the decision. He was also instructed to pay \$175.23 costs, and attorney's fees of \$830.63, a total of \$1005.86. Mark is also to have no future violations of the Covenants. Graham feels that the attorney's fees incurred as ground work before the Court action should be absorbed by the RLA, and that the rest should be Mark's responsibility, since he didn't respond to the numerous requests for conferring with us. Graham said Mark is moving this week-end (7/30), and that someone will be renting. He also said that Mrs. Schoeberlin has moved her driveway so that it no longer is on the Goodkin land. Graham feels that a variance should be granted regarding the corral, with a stipulation that it be corrected before being sold. The corral is closer than 25 feet by 5.3 feet in one place, and 4.1 feet in another place. In the ensuing discussion, Tim felt that Mark should be required to go back through the ACC for approval, the reason being that should we have a future similar situation, we have to have a past history of requiring compliance through the ACC, if we will have to take someone else to Court for violations. Tom feels that since Mark has been a pain to the Board from the beginning, that he should not be given a variance - that if we get in the habit of granting variances, each time we would set a precedent, and others can look back and say "You gave so & so a variance....". He agreed with Dick and Jim who said it wouldn't be much of a job to bring the corral into compliance, by moving a few posts and the whole thing would be solved. Dennis reminded the Board that the reason we've had to go to court was because Mark did not come before the ACC, and that there should be a stipulation that the corral be in compliance before being sold. After more discussion, it was moved, seconded and passed to instruct Mark Goodkin to comply with Covenant #17.

##### B. Debbie West

Graham read a letter from Rebecca, in which she said Debbie has not responded to her letter requesting cooperation, and outlined several options which the RLA could pursue. She recommends that we proceed to collect the judgement by recording the transcript and requiring Ms. West to appear and answer questions about her assets. Rebecca asks that the Board give her any information regarding where Debbie banks, or any other assets which could assist them in collecting the debt. After lengthy discussion, it was moved and seconded that our attorney be instructed to collect the judgement against Debbie, as Rebecca recommended. The vote was a tie - 3 to 3. After more discussion, during which it was noted that Debbie is not in compliance with Covenants #2, 3, 4, 8 and 14, there was a call for a revote. The motion passed unanimously.

##### C. Al Matlock

Dennis wants to write a letter to Al to "get his act" cleaned up in a certain amount of time, or he will be taken to Court also. He noted the livestock violations, nuisances, extra vehicles and so forth. Dennis needs to have pictures to help. Duke has said he will take them. It was moved and seconded that Dennis prepare a letter citing Al's Covenant violations, over Graham's signature, giving him a 30-day deadline, with a copy being sent to our attorney. The motion passed.

#### NEW BUSINESS

A. Duke passed to the Board a proposal he wishes to bring to the membership regarding "Town Hall Meetings". He wishes to have four meeting per year for the membership, which would not interfere with the regular Board meetings. He recommends that if the

membership approves this idea, they direct the Board to establish the Town Meeting at the next Board meeting. He feels there should be more input from the membership and this is one way in which to get it.

- B. Duke also reported that he and Jim Boyd met with a telephone spokesman, to discuss the telephone situation. US West has proposed to PUC that in order to reduce the cost of the telephone service to rural areas, that PUC approve their concept of four zones of 0-1 mile, 1-3, 3-6, 6-10, the air-line distance from the telephone office which is in Estes Park. If the PUC approves, it will be effective August 22, 1988. We are in the 6-10 zone, and it would cost \$1,000 as opposed to \$40,000 for Jim to get a phone to his house.

The meeting was closed temporarily until after the general meeting. New Board members are Dice McKnight, re-elected, and Hugh Beckham. After the general meeting the following officers were elected: Graham Fowler, President, Tom Fulton Vice President, Dice McKnight, Treasurer, with Dick Weinmeister acting as an assistant treasurer, doing what he has been doing as elected treasurer, and helping Dice "learn the ropes".

Next meeting is Saturday, August 27, 1988, at 9:30 a.m. at Tim Stolz's place.

Respectfully submitted,

*Carol Fulton*

Carol Fulton, Recording Secretary

RETREAT  
 TREASURER'S REPORT

6/25-7/25/88

<u>Regular Checking</u>			<u>Expenditures</u>		
6/24	Balance	3,135.72	6/25	Graham Fowler	(ER) 12.00
6/30	Interest	13.80	6/25	Jim Persichetti	(ER) 21.60
7/15	Assessments	10.00			(OS) .50
7/15	Newsletter Ads	7.50	6/25	Carol Fulton	(SS) 20.00
7/22	Transfer from MMDA	<u>1,200.00</u>	6/25	Tim Stolz	(OS) 104.11
	TOTAL	4,367.02	6/28	The Printery	(OS) 169.84
	Less Expenditures	<u>-1,364.58</u>	6/30	Tim Stolz	(OS) 73.69
7/30	BALANCE	3,002.44	6/30	Elliott/Neuswanger, P.C.	(LG) 157.28
	<u>MMDA</u>		7/15	Gould Parts, Inc.	(RG) 9.95
6/24	Balance	10,168.06	7/19	U.S. West Comm.	(TLP) 50.50
7/6	Interest	45.00	7/19	Cline Trout Farms	(TS) 700.00
		<u>10,213.06</u>	7/25	Gould Parts, Inc.	(RG) 45.11
7/22	Transfer to			TOTAL EXPENDITURES	1,364.58
	Regular Checking	<u>-1,200.00</u>			
7/30	BALANCE	9,013.06			



# RETREAT LANDOWNERS ASSOCIATION, INC.

## THE BOARD OF DIRECTORS MEETING August 27, 1988

The meeting was called to order by RLA President Graham Fowler. All members were present. Also in attendance were Dennis Bicknell, ACC Chairman, Jim Persichetti, Environmental Chairman, Linda Stolz, and Jim Boyd, landowners.

### SECRETARY'S REPORT

The secretary's report was approved.

### ROADS

Dice reported that the hydraulic system on the backhoe is not working and he and Rock will be fixing it after the meeting today. Duke asked about the dirt piles on Miller Fork near Muller's place, wondering whether they'd be removed soon. Dice will talk with Rock about it. Duke also mentioned that Solitude Court needs work on it, as there are some washed-out areas.

### ENVIRONMENTAL

Jim Persichetti reported that Rebecca had been asked to give a legal opinion on how to have complete access to the lots on which there are infested trees and the landowners have either not responded, or have not given permission to access. He read Rebecca's letter to Graham, concerning this matter, to the Board. She referred to Covenant #8 as being applicable, and suggested that the non-complying landowner be served with a command to take care of the problem, or for the RLA to complain to the County Commissioners regarding the problem. She explained the steps involved, which are a lengthy procedure of notifying various agencies, 30-day notices, landowners taking issue applying for a hearing, etc. After all the necessary registered letters and notices have been sent, and the landowner hasn't cleared the infested trees, only then can the County Pest control people go in and cut the wood. The landowner's bill for this would only be \$500. Jim explained that the Douglas Fir Beetle is active from early April through early July, and that the Pine Beetle is active through late August. He reminded the Board of Rock's walking survey in March when he found 106 newly infested trees, and by late June had found another 100 infested trees. He explained that through the lengthy procedure of getting the County involved, the Beetles would have been doing their damage, and gone on to infest new trees before anything could be done. Jim explained the biggest problems now are the north-facing slopes, Triangle Mountain, Bulwark Ridge, and the valley where Miller Fork Creek comes in.

Jim will write an article for the Newsletter specifically for those who have not responded to former surveys, and will list the four categories (permission to cut and remove, permission to cut and leave, cut their own, and those who have not responded). He will explain the problem of the abundant fuel predicament, and ask for the membership to cooperate. Graham suggested using pictures from the paper showing the devastation of the Yellowstone fires, and also giving the dollar amounts of replacing the trees, should there be a fire in the Retreat, not to mention the dollar amount of the homes.

After discussion it was decided to ask Rebecca about wording a questionnaire to those who haven't responded, saying if they don't respond, it is an automatic permission to go on their lots; also a reminder to those who said they'd cut their own, and haven't done so, to give them a time limit.

Hugh feels a dedicated letter to each individual would be more effective than the questionnaire, stating "that your lot contains trees that are infested". It was suggested that in the spring such letters might be sent to those who have not responded to the next questionnaire, which Jim will include in the Newsletter article.

Jim hopes to be able to cut on the new infestations in March and April. More discussion emphasized the need for educating the membership on the problem, and that the more people lived in the Retreat, the more feeling they have of the problems.

### ACC

Dennis reported that the ACC has approved Gene and Carolann Pfief's application (lot 33, Filing 3); Roger Williams, (lot 22, Filing 4) Greg Martin, contractor. The ACC has a request from Borge Villumsen (lot 27, Filing 4), John Barlow, contractor. John is preparing to submit plans for Wilf and Mary Howarth (lot 86, Filing 1). Wilf is also building a stone house, and Dennis has written him a letter asking him to have the exterior completed and the roof on by September 1989, and suggested that maybe an arrangement could be made to have a group of people together to help Wilf with his stone work. Dennis also reported that they have requests for two driveways - Loftquist (lot 37, Filing 2) and

Dingles (lot 31, Filing 1).

Dennis has some information from the Mine Land Reclamation that explains how and what to grow on disturbed land, and at the same time keep out noxious weeds.

He has obtained a list of all the water wells in the Retreat, and their registered owners, the depth and water flow of each well. He will prepare an article for a Newsletter; this will explain that if the wells aren't registered, the owner may be in trouble - owning the well but illegally using the water. He said there are some members in the Retreat who have wells from several owners back, but the State Engineer does not have the current owners' names and addresses.

In answer to a question from Duke, Dennis explained that there is a recommendation that septic tanks be pumped every few years. Dennis reported that PUC approved the change of telephone service, and that Jim Boyd had asked him to send a map of the Retreat to US West in Greeley, which he has done, along with a letter and maps which had been prepared in the '70's. Dennis said that US West seems unclear as to just how the phone installations will be handled.

#### TREASURER'S REPORT

Dice McKnight passed out the treasurer's report. A bill for \$400 will be sent from Dale's Excavating. Discussion involved whether it concerned just the time and dirt which Dale had done, or included dumping and spreading the dirt. Dice will check with Rock. It was moved, seconded and passed to accept the treasurer's report. Copy attached.

Discussion involved when the stream was stocked with trout (July), when the budget money runs (January 1 to December 31), that we have \$3,000 left in the budget for the year, and that Rock plows when there is a six-inch snowfall. Duke would like a running balance on each item of the budget at each Board meeting to see where we stand. The budget will be set at the next meeting - in the manner of previously set budgets. There will be a sheet explaining what we have to budget, comparison will be made with former years of what was spent, what is estimated for next year, a numerical figure is decided, then divided by the number of owners. Dice will send a copy of the expenses to date to the Board before the next meeting. It will be sent with the agenda.

#### OLD BUSINESS

##### A. Mark Goodkin

Rebecca sent a certified letter to Mark on August 4th, 1988 thanking him for removing the shed from his property, but reminding him that all the conditions of her July 18, 1988 letter must be met by him, and that since he is moving out of state, the corral must be moved to be in compliance with the Covenants, before the property can be sold, as per the Court order. Graham said that Cathy Connelly will be renting Mark's place so she can have a place for her horses. It seems that she will be losing her own home further up on Dunraven Glade Road.

##### B. Debbie West

Graham reported that Rebecca went ahead with the recommendation of taking Debbie to Court, as the Board approved at the last Board meeting. Debbie was required to appear in Court on August 24th, 1988, showing copies of ownership in any business, check stubs, tax returns and bank statements. Graham said Debbie had been "hand served", but that he hasn't talked with Rebecca to see if she did in fact appear. Discussion involved Debbie's Covenant violations, the previous order from the Court when she did not appear, the Court order for her to get in compliance with the Covenants which she has ignored, and the Board trying to get her assets so if we have clean up her place, or have it done, her money is tied up so it will be used rather than Retreat money. It was moved, seconded and passed that we use every legal tool, including requesting that Debbie be held in contempt of Court, and to direct Rebecca to use her judgement as she see fit to proceed in the best interests of the Retreat Landowners' Association.

##### C. Al Matlock

Graham reported that a letter was written to Al Matlock giving him thirty days to get his place cleaned up. He is still within the thirty days, so Graham feels we should leave action until the next meeting. Duke took several pictures, and Dennis also had some. Duke said that Al's place does look cleaner than it has for some time - logs are stacked, and the refrigerator is out of sight. There are still too many horses and donkeys. Dennis suggested that if Al hasn't contacted any Board member in the thirty days from receiving the August 4, 1988 letter, to tell Rebecca to start proceedings. The Board concurred.

In other old business it was discussed that the Fire Department is trying to get the mess around Firehouse #2 cleaned up. The culvert that is there belongs to the Retreat. After more discussion it was moved, seconded and passed to get a "NO DUMPING" sign on the Fire Department property. Tim will make the sign.

In more old business, Dennis will print out a revised list of the membership to be put with a Newsletter by the end of the year.

Duke is concerned about the cost of the pay phone, and wonders if it is necessary. Jim Persichetti explained that it was adopted at a previous annual meeting. More options are available now than when the phone was first installed, and the feeling of most of the

Board is that the phone is still necessary, but it is worth looking into the other options.

In reviewing the Annual meeting and picnic, those who attended the picnic felt it was great fun. It was suggested that a potluck be held next year, since the Board decided some time ago to alternate between the two.

In discussing the Annual meeting, the feeling of hostility was noted, and the Feasibility Report by I.B. Muller was felt to have been poorly presented. The feeling of the Board is that money seemed to be the root of all the problems, as well as the life style of some of the people who didn't want a "Country Club". More discussion brought out that more education of the membership to sell them on the idea of a building down the road is needed. Points should be acquiring the land first, then have a shelter to work on the machinery which would go up later, becoming a community building in the future - doing the educating step by step.

It was noted that though the Feasibility committee may be intact, that I.B. Muller most likely will not chair the committee anymore. Duke suggests a "Friends of the Retreat" committee independent of the Board to be formed. He would be glad to chair it. This committee would do a lot of work and make a lot of presentations, then go to the Board for approval. He feels it would keep the membership from thinking the Board was trying to ram something down their throats. Dennis suggested that Duke write out a charge from the Board, give it to the Board members, and let them vote the committee at the next meeting; Duke would put all his ideas in the charge, so the Board knows where the committee is going. After more discussion, it was the feeling that the Board do nothing for a while except try to educate the membership through the Newsletter over a period of time. It was also suggested that each year the Board set aside some money from the assessments, with the express purpose of putting it toward the purchase of land and ultimately building a community building.

#### NEW BUSINESS

##### A. Covenant Violations

There was discussion regarding responsibility of Board members in restrictive Covenants. Hugh said he's been dealing with the sheriff, with the County, the Humane Society, Animal Control, and finds it is entirely possible to get a fine of \$274 against the owners whose dogs are running loose, or whose unlicensed children are riding unlicensed motorcycles in the Retreat. He feels the Board needs to go for that. A photograph of any dog running loose, or any unlicensed child riding an unlicensed motorcycle would help. He feels it is the Board's responsibility to enforce the Covenants in any way possible by documenting by pictures. He would like to get the violators to change by hitting them in their pocketbooks.

Graham will try to get someone from the Humane Society to talk with the Board at the next meeting, and will talk to Rebecca to see how she would suggest we proceed on the matter of loose dogs.

Duke presented a list of Covenant violations he found in the Retreat, and suggested the Board drive around to note all the violations. Graham said that the Board needs to decide how much we want to spend on the various violations, and to remember that we need to make priorities as to which are the most important to clear up first.

##### B. Telephone

Jim Boyd passed a memo to the Board regarding the US West proposal which Dennis had reported about earlier, and which had been approved by PUC. Jim has already ordered his phone, and hopes it will be installed in six months to a year. He also checked on costs of the pay phone with Silverado Communications. This information is also on the memo he passed out. Copy attached.

##### C. Participation in Annual Meeting


It was noted that Debbie West, who is two years in arrears in her assessments, had much to say at the Annual meeting. The point was made that if one hasn't paid his/her assessments, one cannot vote or participate.

##### D. Fire District

Greg Carner has asked for a joint meeting with the Retreat Board, Glen Haven Assn. Board, and the GHVFD Board to discuss the Fire District. The date is September 24, 1988, 9:00 a.m., place to be announced later.

The next Board meeting will be Saturday, October 1, 1988, 9:30 a.m., Sumonia's place.

Respectfully submitted,

  
Carol Fulton, Recording Secretary

BOARD OF DIRECTORS AND COMMITTEE CHAIRMEN

Graham Fowler, President 800 Elliott Longmont, CO 80501	Home Work	651-3887 651-8555
Tom Fulton, Vice-President P.O. Box 112 Glen Haven, CO 80532	Home	586-8225
Dice McKnight, Treasurer 2118 24 Street Road Greeley, CO 80631	Home	353-1044
Tim Stolz P.O. Box 74 Glen Haven, CO 80532	Home	586-6804
Duke Sumonia P.O. Box 114 Glen Haven, CO 80532	Home	586-8505
Hugh Beckham P.O. Box 71 Glen Haven, CO 80532	Home Work	586-6931 586-6866
Marcella & Dennis Bicknell 2315 Fairplay Drive Loveland, CO 80538	Home Dennis Work Marcella Work Retreat	667-9465 894-2100 (Denver) 356-5317 (Greeley) 586-9204
Ray Tallman, Road Chairman P.O. Box 117 Glen Haven, CO 80532		
Jim Persichetti, Envir. Control Chrm. 2024 Salsbury Court Lafayette, CO, 80026	Home	665-6698



RETREAT  
 TREASURER'S REPORT  
 7/26-8/22/88

REGULAR CHECKING

7/26	Balance	3,002.44
7/28	Assessment	45.00
7/29	Interest	11.46
7/30	Assessment	130.00
8/1	Assessment	85.00
8/1	Assessment	65.00
8/1	Newsletter Ads	2.50
8/3	Assessment	81.22
8/3	Sale of Food/Drink after Picnic	<u>14.00</u>
	TOTAL	3,436.62
	Less Expenditures	<u>1,432.65</u>
	REGULAR CHECKING BALANCE 8/22/88	2,003.97
	<u>MMDA</u>	
7/26	Balance	9,013.06
8/3	Interest	<u>39.08</u>
	BALANCE 7/22/88	9,052.14

EXPENDITURES

7/26	Ray Tallman	--15 hrs.	(RM)	150.00	
		--10.5 hrs.	(RG)	105.00	
		--10.5 hrs.	(PB)	105.00	
		--Fluid	(RG)	<u>24.87</u>	384.87
7/30	Graham Fowler	--mileage	(ER)		12.00
7/30	Jim Persichette	--mileage	(ER)	21.60	
		--telephone	(ER)	<u>6.10</u>	27.70
7/30	Carol Fulton		(MT)	10.24	
			(MS)	25.00	
		--Board Mtg.	(SS)	20.00	
		--Annual Mtg.	(SS)	<u>20.00</u>	75.24
7/30	Marcella Bicknell		(OS)		25.82
7/30	Glen Haven Store	--Picnic Supplies	(MT)		160.05
8/3	Elliott & Neuswanger, P.C.		(LG)		493.15
8/3	Ed O'Dell	--Gasoline and Diesel	(RM)		<u>253.82</u>
			TOTAL		1,432.65



## RETREAT LANDOWNERS ASSOCIATION, INC.

### THE BOARD OF DIRECTOR'S MEETING

October 1, 1988

The meeting was called to order by President Graham Fowler. All members were present except Tim Stolz. Also in attendance were Dennis Bicknell, ACC Chairman, and Marvin Gee, landowner.

#### SECRETARY'S REPORT

The minutes of the August 27, 1988 meeting were approved.

#### PRESIDENT'S COMMENTS

Graham gave a summary of what he's been doing since the last meeting, explaining that things are not going as hoped. He said the legal expenses are already 100% over budget, and that it looks as though we won't get back very much of the money. Duke asked, if some is recovered, how it would show up on the treasurer's report. After discussion it was decided that it should show as income, but parenthetically to note it was recovered legal expenses.

Graham was also disconcerted by the letter received from Tony Besson's attorney, Mr. V. Rodney Hallberg (copy of which was sent to Board members with the agenda). It was felt that the method in which Tony's action was taken, was completely out of line. Graham has discussed it with Rebecca, and noted we are obligated to enforce the Covenants, but wonders how far we need to go, since we are already 100% over the legal budget.

#### ROAD REPORT

Miller Fork road from Streamside to Copper Hill Road has been worked on and is in very good shape. The backhoe is usable but has a gasket out, and needs work. Part of the piles of dirt by Muller's place has been spread on the road.

#### ENVIRONMENTAL

Jim Persichetti had asked at the last meeting about the legality of saying on the next survey, "If we don't hear from you, we will assume you are giving permission to access your land to take care of infected trees or do whatever the Retreat Board feels is necessary." Graham talked with Rebecca about this, and she suggested that Jim draw up the survey, but let her check it out to make certain the wording was legally right before sending it out to the membership. She seems to feel it will probably be okay.

Hugh is concerned about the puffy vine that seems to be creeping up into the Retreat along Dunraven Glade Road, and is prominent along highway 43 down to Drake. He said that Bob Lindsey is spraying around his land, and wondered if this vine is noxious. Dennis said that they've seen it at 8600 feet and is sure it is a native plant. The County hasn't been spraying it on Highway 43. Graham suggested that since Tim has the book on weeds which the Board bought, that he look it up to see what it is, and whether it is noxious. It was also suggested that Jim might know, through his contacts with environmental control people.

#### ANIMAL CONTROL

Patti Stout, Larimer County Supervisor for Animal Control came to answer questions the Board has regarding dealing with loose animals. She explained there is one person on duty doing the whole area north to Wyoming and east to Greeley, so the response time cannot be as quick as some would prefer. She is changing the officers' shifts to twelve hours during the week, and ten hours on week-ends with an officer coming through the Estes area on Saturdays, and making the rounds of the Retreat either on the way up or the way down. She said if complaintants are willing to sign statements, and have pictures, that the department will write a summons. Then it is up to the judge. She said there is one judge in Fort Collins who hears all her cases, and is consistent in his rulings, but others are not. Patti said that if an individual sees a violation, to call Animal Control directly; when the summons is issued, then the complaintant should show up at the hearing. She said if a witness does not show up, the case is dismissed. It was noted that in a "sticky situation" our attorney could represent us. Patti said that anything a dog does that is life-threatening to a human, or livestock, or wildlife - that the dog can be shot. Individuals will not be arrested if he/she has shot the dog when it has been chasing animals or people in the life-threatening situations.

In concerns over dogs barking and howling, Patti said they'd have to be heard for fifteen consecutive minutes, and that few judges would be willing to listen to a fifteen-minute tape of howling and barking dogs! However, complaints can be made to the sheriff the next day after a night of howling and barking dogs, without the sheriff hearing them or hearing a tape. She said fines are determined by the judge, and at each complaint on the same animal, the fine usually goes up. The two ordinances the County has concern dogs that are running at large, and life-threatening situations. The conclusion is that when individuals see violations, to contact Animal Control, rather than expecting the RLA Board

to take care of the problem. Animal Control telephone number is 226-3647, ask for Patti or Ginger. The office is open from 8:00 a.m. to 6:30 p.m. It was suggested that this information should be put in the next News letter for the information of the membership. It was also suggested that this same Newsletter also include the section of the Guidelines regarding Pets and Livestock, items 1 through 4, on page three of the RLA Handbook.

There is no County ordinance regarding loose horses except horses grazing along the roadways, to which Animal Control responds.

Animal Control is trying to get a proposal through the County Commissioners for the rural areas which is like the city ordinances in toughness, but the County is reluctant to pass it. Patti said that if the ordinance is passed, it will affect everyone in the County. She said that Mr. Klaussen seems to be with the Animal Control, and suggested writing to him, and to Mr. Hotchkiss to express our concerns. She will let the Board know when the ordinance will be voted on, so members of the Board can be at the hearing. It will probably be at the end of October.

#### ACC

Dennis reported that members of the ACC met with Mr. Guy and Mr. Spivey who are sharing a driveway between their lots, numbers 16 and 17, Filing 3. It will be in a T-formation. He said that when a driveway is started on a neighbor's land, it should be a civil matter, not a Retreat Board matter, and should be in writing.

Dennis reviewed the history of Wilf and Mary Howarth's building (lot 25, Filing 1); they applied on July 7, 1986 to build three buildings, including a second home. In 1987 Wilf wrote that they had trouble getting their plans approved through Larimer County, and asked for an extension. They had planned to have the work done by November, 1987. In January 1988 they wrote that they would be moving their trailer out this fall. Dennis had several phone calls from Tony Besson regarding all this, which prompted Dennis to write the letter of August 22, 1988 to Howarths, setting September 1989 as the time for his current solar stone building to be enclosed. Howarths have purchased the adjacent lot, on which John Barlow is to build a house for them to move into on May 31, 1989. Dennis said that in discussing this matter with Tony, it seemed to be satisfactory to Tony. He feels that Tony is abusing some of his knowledge as a member of the ACC, by immediately taking ACC files to his attorney, who wrote the letter which Graham discussed earlier. The feeling of the Board members present is that Tony is out of line; first he agreed with ACC action on Howarth's extension, the next day he complained to his attorney that it is inappropriate, and the attorney sends a threatening letter to the Board via Marcella. Hugh feels Tony should be censored, even removed from the ACC. Graham sent copies of the letter to Howarth, and the one from Mr. Hallberg to Rebecca, and will talk with her concerning this problem. Dennis suggested that 1) Graham visit with Wilf, see what he's doing, and reaffirm the Board's position that the work be completed by September, 1989; 2) Dennis will get in touch with John Barlow to make certain the completion by May 1989 be done, and 3) the matter be discussed with Rebecca and let her respond, using "bureaucrat-ese" saying "the Board will look into the matter". Dennis said we need to reply to Mr. Hallberg's letter. It was moved and seconded that the Board express its support of the ACC as indicated in the letter of August 24, 1988 to Wilf Howarth, and that the Board stands behind the ACC and the conditions set forth in that letter. Motion passed.

Regarding the satellite dishes referred to in the attorney's letter, it was noted that Kime's dish and the galvanized metal wood shed are painted. Dennis, responding to Tony's concerns about Greg Carner's satellite dish and greenhouse, went through the history of the problems, reading parts of letters sent to Greg, and parts of his responses in which Greg had made some untrue statements. No action against Greg was taken by the Board at this time.

Questioned about Debra Lee's tool shed (lot 10, Filing 1), Dennis again gave the history and explained she has submitted plans to build a log cabin, which were approved by the ACC. She had been told to clean up the outside of the tool shed, and the recent siding which has been applied, indicate she is complying. Dennis will write to Debra asking what has happened with the plans to build the cabin, and to remind her that in no way can she use the tool shed to live in.

Hugh said he'd been in contact with Tim Wirth's office regarding satellite dishes. He found that the Federal Law S-889 of June 1, 1986, specifies that any receive-only antenna installed prior to June 1, 1986 is untouchable to any governing body except the FCC. Any dish after that date may, by application on a form letter from the complainant, be condemned by the FCC. Hugh said all we can do is ask for cooperation. Dennis feels that satellite dishes are structures and should be applied for from the ACC, as this committee can help in the placement.

In other ACC concerns, Dennis said he has been feeling recently, that there is a need to revamp, and get an ACC chairman from the full time members of the Retreat who can make observations. He said members of the ACC who have been in the Retreat have called him and expected him to do the work, rather than checking on things themselves. Graham said that resident Board members should also go around, and when seeing some action on a property, introduce themselves and become acquainted with whatever is going on, and deal with the situation if needed, and if possible. Dennis has talked with several people in the Retreat and is vigorously looking for someone who lives in the Retreat, to be ACC chairman, and for someone to be Corresponding Secretary/Assistant Treasurer.

Dennis also suggested that in view of problems like Howarth/Besson, Debbie West and similar situations, that we look into binding arbitration between the RLA and landowners. He suggested the Board ask Rebecca to help frame a By-law to be ready for the 1989 Annual

Meeting, so the landowners will know how problems would be solved. He feels that binding arbitration would free the Board to do more positive things. There are professional arbitrators on which the RLA could call. Selection is made of three - one by the defendant, one by the plaintiff, and one suggested by the two already selected.

In discussing the change of attitude when one becomes a permanent resident, Hugh said he feels there should be a balance between both permanent residents and those who come for short terms, on the Board.

#### FIRE DEPARTMENT

Duke passed out the minutes of the joint RLA, GHA and GHVFD Boards meeting of September 24, 1988.

Marvin Gee, an expert in communications and fund raising, has been asked to formulate a joint letter from the two associations to explain the plight of the fire department, and to explain about the proposed fire district. Marvin explained to the Board what he has in mind; he would like to send a letter out in November informing the membership of the meeting held, explaining the above mentioned items, and encouraging donations. On a second sheet he'd explain where the money comes from, and what it is used for; on a third sheet he would tell what equipment is needed in some semblance of priorities with justification of where the money goes. He proposes to prepare a red page to be included once a year in the Newsletter, which will talk about the fire hazards around homes, statistics about fires - as he says, "a generic education". Marvin would like to send a "gentle reminder" about 120 days after the November letter, that will prod those who've not donated. He will show the RLA Board what he is planning to do, before sending anything out. This will be a direct mailing, not Newsletter material.

Most of the debris around Firehouse #2 has been cleaned up. There is still a culvert which belongs to the Retreat which should be stashed.

#### TREASURER'S REPORT

Dice passed out the Treasurer's Report to the Board. There is confusion about the "assessment error" dated 7/30 under Regular Checking. Dice will clarify this at the next meeting. It was moved and seconded to accept the report with the pending clarification. Motion passed. Copy attached.

#### OLD BUSINESS

Duke would like to get a feel of the attitudes of the Retreat members, and wondered if there are some packets of letters which could be passed around the Board members, indicating people's concerns about various matters. Graham said he's not received many letters from the membership, and reread the letter from Maggie McDonald which was noted at the August meeting. It was mentioned that any written communication to the Board should be answered by a written reply, even though it may be only a "we are looking into the matter" answer. The feeling is that if someone is upset (or happy) enough to send a letter, it should be answered in written form, even from someone other than the chairman of the Board. Goodkin

Graham reported that Mark Goodkin has called Rebecca several times when she's been out. It appears that he will be back in the Retreat soon. He needs to be served with the Court's final injunction. Rebecca will hold it until he comes. Graham asked the resident Board members to watch for him and let Rebecca know as soon as possible when Mark shows up, so the process server can be notified.

#### West

Graham reported that Debbie showed up in Court with a Public Defender. She has no assets except her car, truck and land, is on ADC, and the income she receives at the Stables pays for her horse's upkeep. Rebecca is in touch with the Public Defender, and will proceed in the best interest of the Retreat.

#### Matlock

Rebecca has sent a certified letter to Al Matlock. It was noticed that his place has been cleaned up; it is assumed, as a result of the first letter sent.

After reading parts of a letter from Rebecca to Debbie West's attorney, Graham remarked that this is one reason we continue to work with Rebecca - she knows the Retreat history, she knows and trusts us, and we know and trust her, and she will always work for the good of the Retreat. Because of new Board members, Graham will ask Rebecca to come and visit with us so we can become better acquainted.

In other old business, Hugh noted the legal expenses of \$2,089 to date, and feels that the membership should be made aware of how much was spent on the three major problems. After discussion, Dice was asked to break down the amount of money into percentages, saying that X-amount of dollars was spent on landowner A, X-amount of dollars was spent on landowner B, and so much spent on landowner C. This information can then be put in the next Newsletter, so the Board can show the magnitude of the problems of Covenant violations.

In other old business, Duke will contact Jim Boyd to check on the Silverado Communications, mentioned at the last meeting. Hugh wants to make certain that the 911 calls are still free, if a change is made. The price per other calls would probably go up to 25¢ a call, rather than the 10¢ charged at present.

NEW BUSINESS

Budget

Graham will prepare a statement for the membership showing how the assessments are used, with the percentages broken down so they can see where the increases are, and where the decreases are.

Hugh mentioned that based on 210 assessments, the \$500 donation to GHVFD comes to less than \$2.55 per assessment, and that the membership should be made aware of that.

Discussion concerned the amount needed for Marvin's November letter. It was decided that the RLA pay for just the Retreat mailing, that the GHA do their own, and the Fire Department do the rest. The decision was made to ear-mark some of the miscellaneous budgeted money for Marvin's mailing.

After agonizing over the budget deliberations, the Board set the proposed budget at \$19,545 with proposed assessments at \$95. This will be voted on at the next meeting. It was stressed that an explanation must be sent to the membership with the assessments so they will understand the increase and realize where the money is going. It was pointed out that landowners from far away have absolutely no idea what happens in the Retreat, and deserve an explanation. Copy of the proposed budget is attached.

The next meeting will be at Hugh Beckham's at 9:30 a.m., Saturday November 5, 1988.

Respectfully submitted,



Carol Fulton, Recording Secretary

TREASURER'S REPORT

September, 1988

REGULAR CHECKING

8/22	Regular Checking/ Beginning Balance	2,003.97
7/30	Assessment Error	-130.00
	Balance	<u>1,873.97</u>
8/31	Interest	8.10
	Balance	<u>1,882.07</u>
8/19	Bank Charge	-4.74
	Balance	<u>1,877.33</u>
	Less Expenditures	<u>910.13</u>
9/1	BALANCE	967.20

EXPENDITURES

8/25	(LG) Elliott & Neuswanger PC	366.78
8/27	(OS) Marcella Bicknell	54.35
	(SS) 3rd Qtr.	<u>100.00</u>
8/27	(SS) Carol Fulton Bd Mtg	20.00
8/28	(RG) Ray Tallman	
	8.5 hrs. @ \$10/hr	85.00
	(RM) Ray Tallman	
	20 hrs. @ \$10/hr	200.00
	(PB) Ray Tallman	
	7 hrs. @ \$10/hr	<u>84.00</u>
9/1	TOTAL EXPENDITURES	910.13

MMDA

8/3	Balance	9,052.14
9/6	Interest	45.64
9/6	BALANCE	<u>9,097.78</u>

TOTAL FUNDS

9/1	Regular Checking Balance	967.20
9/6	MMDA Balance	<u>9,097.78</u>
	TOTAL FUNDS	10,064.98

BUDGET WORKSHEET  
FOR 1989

	Actual 1987 Expenses	Budget for 1988	Actual Through Sept. 1, 1988		Estimated Budget 1989	Final Budget 1989
(ER) Expense Reimbursement	244.10	275.00	157.57		275.00	
(LG) Legal Services	945.83	1,000.00	2,089.87		3,500.00	
(MT) Annual Meeting	245.74	225.00	170.29		250.00	
(OS) Office Supplies	951.51	1,000.00	1,302.28		1,500.00	
(TX) Property Taxes	70.78	75.00	67.50		75.00	
(RG) Grader/Backhoe Repair	669.38	2,750.00	5,063.95		3,500.00	
(RM) Road Maintenance	4,268.25	4,000.00	2,617.27		4,000.00	
(SS) Secretarial Services	740.00	750.00	440.00		750.00	
(TS) Trout Stocking	750.00	750.00	700.00		750.00	
(PB) Spruce Budworm	515.00	1,500.00	563.40		800.00	
(AC) Accounting	180.00	180.00	180.00		180.00	
(MD) Membership Dues	110.00	110.00	110.00		110.00	
(IN) Insurance	3,850.00	2,000.00	--		2,200.00	
Corporate Filing Fee	5.00	5.00	--		5.00	
(TEL) Firehouse Telephone	764.63	840.00	415.28		800.00	
GHVFD	500.00	500.00	500.00		500.00	
Miscellaneous	569.56	100.00	38.50		350.00	
<b>TOTAL</b>	<b>15,379.78</b>	<b>16,060.00</b>	<b>14,415.91</b>		<b>19,545.00</b>	



## RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING  
November 5, 1988

The meeting was called to order by President Graham Fowler. All members except Tim Stolz were present. Also in attendance were Marvin Gee, Maggie McDonald, landowners, Rebecca Elliott, RLA Attorney, Dennis Bicknell ACC Chairman, and Jim Persichetti, Environmental Chairman.

### RLA ATTORNEY

Graham introduced Rebecca, noting the good job she has been doing for the Retreat over the several years she's been our attorney. Rebecca said she'd worked with several RLA Boards, and that this past year she's been focusing mostly on Covenant enforcement. She discussed the tough decisions involved, and noted the Covenant violators as often being people who are unable to reimburse the Board for expenses incurred in pursuing the violations. She also mentioned the difficulty the Board has in reaching solutions when the Covenant violators are not cooperative with Court orders. She said the Board then has a choice of either cleaning up the violator's property, or deciding to have the Court hold the person in contempt. She noted the three cases she's been involved with recently, - Debbie West, Mark Goodkin and Al Matlock.

Debbie West: Rebecca said Debbie has seemed to be trying to cooperate with the Board lately, and is trying to straighten up her property; this is the first sign of cooperation from Debbie. Rebecca explained that Debbie has a very limited source of income, so she anticipates that the Board will not be able to recover those expenses. Questioned about the costs of the Court order being attached to the lien against Debbie's property, Rebecca said it already is. Graham and Tom will meet with Debbie on November 15th, hoping to get her to clean up what the Board wants, and comply with the Covenants, getting the situation resolved by the end of the year. Should this not occur, the question was asked, "How involved is holding her in contempt of the Court order?" Rebecca reemphasized that the Board has two choices - to get the Court's permission to clean it up, tow away the car, etc., or to go to the Court explaining that Debbie is not complying; the judge will then decide if she's doing it on purpose. In this case he will probably not hold her in contempt unless her attitude is negative. The order to clean up her place was signed on June 30, 1988. It was noted Debbie is still on temporary electricity and no building permit was issued for the addition to her place. Rebecca said the Court is behind us or he wouldn't have signed the June 30th order. The feeling is that the Board should give Debbie the benefit of the doubt - that she is going to comply. Graham said he will give her fifteen days to clean it up, or the Board would have to file for contempt of Court.

Mark Goodkin: Rebecca explained she's been unable to serve the Court order on Mark since he's not here. There is a lien on his property. She asked that the Board let her know if we see him, so the Court Order can be served. Marvin Gee thinks he can find Mark's current address. Discussion involved the removal of the shed, the property standing vacant, and the fact that the corral could be removed. Rebecca noted that Mark had talked by phone with her and feels she had promised him a variance, that she tricked him. She explained to him that he was in error on that point; the variance stood only as long as he owned the property but must be brought into Covenant compliance if sold. It was noted that Mark is the only person in the Retreat who paid assessments in checks that bounced, two years in a row. Now his mortgage company is paying the assessments. Rebecca will call the mortgage company to explain the situation, to see if the problem can be resolved.

Dennis will give her the mortgage company's address.

Al Matlock: In discussing Al's violations, it was noted that he has too many animals, junk vehicles, and has done some earth moving apparently without ACC approval. Jim Persichetti reminded the Board it has been seven years since the Boards have been trying to get Al in compliance with the Covenants, and suggests this Board continue to pursue him, as it has the West and Goodkin situations. In answer to a question regarding Al's drug arrest, Graham said Al had been granted probation. In the light of Jim's reminder, and the realization that more and more RLA members seem to want the Board to "do something" about all the violations, the Board agreed to have Rebecca go ahead. The basic problems are unsightliness, too many animals, junk cars. Rebecca requested pictures, which Graham said he'd sent earlier. She also asked for more recent violations, and would like to be able to do some trade-off with Al, to get him to comply with the Covenants.

Rebecca reminded the Board that it should prioritize in going after various Covenant violations. Graham explained that if a complaint comes to the Board, it is obligated to act on it, but wondered what is the role of the Board in going out and looking for violations. Rebecca advised that the Board has the responsibility to keep an eye out for violations. She suggested that every so often the Board members drive around the Retreat and when finding Covenant violations, first try to talk with the person to resolve the problem. She said depending on how serious the violation, take the procedures established

by an earlier Board, which are being followed by this Board. She reminded the Board to enforce all Covenant violations so that not only the membership knows it's being done, but also so the Court can't say we're doing limited enforcement. Hugh feels that blanket statements such as "We wish everyone would clean out their culverts" carry less weight than a direct letter to an individual telling him/her to clean out the culvert.

Questioned about the letter Tony Besson's attorney wrote regarding Wilf and Mary Howarth, (lot 25, Filing 1), and the extension (see October 1, 1988 minutes) Rebecca advised that the Board get signed statements when granting extensions, to protect itself.

Rebecca suggests that the Board use the County as much as possible in helping to clear up any violations that apply, such as animal control.

She said that action on anything the Board wants to enforce should be done within a year, and suggested that as a Board we can pass rules and regulations. She said the Covenants take first place, but the Board can adopt a regulation which would be presented to the membership at the annual meeting. She also advised writing two letters when contacting someone about violations; one regular mail, and one certified. This procedure will help in the event the offender must be taken to Court.

#### SECRETARY'S REPORT

The minutes of the October 1, 1988 meeting were approved.

#### NEW BUSINESS

A. Tim Stolz sent a letter of resignation, copies of which the other members of the Board received. Duke had invited, at Graham's request, Maggie McDonald to attend this meeting. She introduced herself, and said she was pleasantly impressed with what the Board is doing. It was moved and seconded to appoint Maggie to fill Tim's term until the annual meeting in July, at which time she can run again to fill out his remaining term. The motion passed.  
B. It was moved, seconded and passed that the Board have regular meetings the last Saturday of every other month, starting with January 28, 1989, March 25, 1989, May 27, 1989, July 29, 1989 (annual meeting) August 26, 1989 (in compliance with Article VIII, Section 6, a - page 14 in the Handbook) September 30, 1989 and November 30, 1989. Graham noted that special meetings can be called to address special issues. This information will be in the Newsletter for the benefit of the membership, as requested at the last annual meeting.

#### ROADS

Rock has been working on the roads, and, according to Hugh, has done a fantastic job. Dice said some valves need fixing, and that the Backhoe still needs work, which he, Dick Weinmeister and Rock will take care of.

Duke said there still is some work to be done on Solitude Court where there is a wash-out problem.

#### ENVIRONMENTAL

Jim Persichetti asked Rebecca if the wording which he had drawn up for the survey was legal. She advised that Jim put in bold letters the idea that a non-response is an affirmative answer, then below, in large letters, that the Committee assumes they can cut, treat and spray the infected trees. She cautioned him that there are chances of being sued for trespassing. After more discussion, Jim arrived, with Rebecca's help, at a properly worded survey. This will be in the Newsletter, which Jim, Dennis and Marvin are preparing. Jim passed out a report he will include with the survey, and asked the Board to look it over. It was suggested that the survey form be on page 1 of the Newsletter.

Hugh asked what the puffy plant is; Jim responded that the nearest he could find was that it is wild cucumber, and doesn't feed on other plants, that the Retreat need not be concerned.

Discussion involved spurge and thistle, and their control by hand-spraying. EVIA has sprayers and mixes which can be checked out. Maggie asked if the County would come and spray on Dunraven Road; Jim said there is no money to do so. Jim asked Tom to check with the County to see if they would spray Dunraven for us, and how much they would charge.

Duke wants the Environmental Committee to come up with a By-law talking about noxious weeds, and wants new owners at closings, to receive educational material regarding the Retreat. Dennis explained that in the sales agreements, the Retreat already sends a welcoming packet, containing the Covenants, map of the Retreat, stickers, etc., and a notice that they are now members of the Retreat and subject to the Covenants and By-laws. He said that Ernie Conrad goes through the Covenants with new owners, but he doesn't know what the other realtors do.

In more environmental concerns, Jim said he would recommend to the membership to spray for the thistle in the spring, suggesting that they use EVIA sprayers. This will be in a spring Newsletter.

#### FIRE DEPARTMENT

Marvin Gee read the letter he's prepared to send out to the Fire Department district; this letter will be sent out over the GHVFD signature, and will go out to 500 people - everyone in the area.

Saturday, November 19, 1988 is the GHVFD annual meeting at 5:00 p.m., with a potluck following at 6:30 p.m.



The GHVFD will not pursue a fire district at this time; Duke will not run again for the GHVFD Board, but will head up a "Friends of the Fire District" Committee.

#### ACC

Dennis referred to his written report which all Board members have received. There is concern about the new owners of Granny Gingham's place having a car repair business there. Dennis gave the background of the original owner's dispute with the Retreat developer. Dennis will review and check the background and find out for certain how much of that land is actually in the Retreat.

More discussion involved what is business, what is professional. It was decided that we need a legal opinion on #8 on page 19 of the Handbook.

Dennis will send a copy of what our insurance covers, to Duke.

The State Community Assn. will meet Friday, November 18th. Dennis will try to attend.

Dennis reminded the Board that he'd been looking for someone to take over the Corresponding Secretary/Assistant Treasurer's job, as well as ACC chairman. He said that Marvin and Charlotte Gee (when she finishes teaching school in the spring) will take over what the Bicknells have been doing, except for the ACC chairmanship. Dennis recommended that the Board accept Marvin and Charlotte. Marvin explained he couldn't practically do both the ACC and the administrative work, and feels the ACC should be a separate entity. Dennis will continue to look for an ACC chairman. Marvin and Char will work with the Bicknells learning the ropes. Action will be taken by the Board when the torch is passed. Jim Persichetti observed that we are approaching the point where we need a paid manager.

Duke reported he'd talked with Silverado Communications, and they will send a proposal to him regarding the pay phone, to him. Graham wants Rebecca to look it over before the Board takes action.

Duke feels there should be a committee to take care of Covenant violations. Dennis explained that the ACC is doing that by way of letters, but that the Board is responsible for the Covenant enforcement. Dennis said the homeowner is responsible for how his/her land looks.

Duke asked if the RLA would like to sell the land the firehouse is on, to the GHVFD.

Duke called the DOW manager about fishing. He said the public has legal access through the Retreat. The State owns all the water and all the streams.

#### TREASURER'S REPORT

Dice passed out the treasurer's report. It was moved and seconded to accept the report. After some discussion the motion passed. Copy attached.

#### BUDGET

After discussion it was moved and seconded to set the budget at \$20,250.00, and to set the assessments at \$95 to RLA members, and \$50 to Bulwark Ridge members. The motion passed. Copy of the Budget is attached.

#### NEWSLETTER

Besides the environmental concerns, and dates of the Board meetings, there will be a letter from Graham going into detail about where the money for the legal fees are going, (see October 1 minutes, under Old Business, page 3) and explain why the assessments have gone up. He will explain about the services which are included to the Retreat for the amount of the assessments.

High would like the membership to realize that the \$500 the RLA donates to the GHVFD comes out to only \$2.55 per member.

#### OTHER BUSINESS

Duke wants a committee of "Friends of the Community Building". The feeling of the rest of the Board is that this is not the time. Marvin feels the Board will have plenty to do to get the assessment accepted.

It was decided the Howarth situation is a dead issue until next September.

Next meeting: January 28, 1989, at McDonald's home on Elkridge Drive, at 9:30 a.m.

Respectfully submitted,



Carol Fulton, Recording Secretary

TREASURER'S REPORT

October 31, 1988

<u>REGULAR CHECKING</u>		<u>EXPENDITURES</u>	
9/1 Beginning Balance	967.20	8/27 (ER) Jim Persichette--mileage	21.60
9/6 Transfer from MMDA	2,000.00	9/5 (TLP) US West (Firehouse)	50.50
9/9 Less Bank Chg. Checks	-8.00	9/19 (RM) Dale's Excavating--fill	
9/30 Interest	<u>9.86</u>	dirt--16 loads @15.00/ld	240.00
BALANCE	2,969.06	9/19 (RG) Larimer Equip.	72.00
10/31 Less Expenditures	<u>2,169.46</u>	9/19 (OS) The Printery	92.87
BALANCE	799.60	9/19 (RM) Ray Tallman	
		25 hrs. @ 10.00 -	250.00
		(RG) 23.5 hrs. @ 10.00 -	<u>235.00</u>
		9/27 (TLP) U.S. West	485.00
		10/1 (SS) Marcella Bicknell	50.50
		4th Qtr.	100.00
		(OS) Postage	<u>52.70</u>
		10/1 (ER) Graham Fowler--mileage	152.70
		10/1 (SS) Carol Fulton--Bd. Mtg.	8.25
		10/5 (LG) Elliott & Neuswanger, P.C.	20.00
		10/12 (RG) Larimer Equipment	279.23
			<u>696.81</u>
10/31 BALANCE	\$7,128.53	10/31 TOTAL EXPENDITURES	\$2,169.46

MMDA

9/6 Balance	9,097.78
9/7 Transfer to Checking	-2,000.00
10/5 Interest	<u>30.75</u>

BUDGET WORKSHEET  
FOR 1989

	Actual 1987 Expenses	Budget for 1988	Actual Through Oct. 31, 1988	Per Assessment	Estimated Budget 1989	Final Budget 1989
(ER) Expense Reimbursement	244.10	275.00	165.82	1.31	275.00	275.00
(LG) Legal Services	945.83	1,000.00	2,369.10	16.67	3,500.00	3,500.00
(MT) Annual Meeting	245.74	225.00	170.29	1.19	250.00	250.00
(OS) Office Supplies	951.51	1,000.00	1,447.85	7.14	1,500.00	1,500.00
(TX) Property Taxes	70.78	75.00	67.50	.36	75.00	75.00
(RG) Grader/Backhoe Repair	669.38	2,750.00	6,067.76	16.67	3,500.00	3,500.00
(RM) Road Maintenance	4,268.25	4,000.00	3,107.27	19.05	4,000.00	4,500.00
(SS) Secretarial Services	740.00	750.00	560.00	3.57	750.00	750.00
(TS) Trout Stocking	750.00	750.00	700.00	3.57	750.00	750.00
(PB) Environmental Control	515.00	1,500.00	563.40	3.81	800.00	800.00
(AC) Accounting Audit	180.00	180.00	180.00	.86	180.00	180.00
(MD) Membership Dues	110.00	110.00	110.00	.52	110.00	110.00
(IN) Insurance	3,850.00	2,000.00	402.00	10.48	2,200.00	2,200.00
Corporate Filing Fee	5.00	5.00	--	.02	5.00	5.00
(TEL) Firehouse Telephone	764.63	840.00	465.78	3.81	800.00	800.00
GHVFD	500.00	500.00	500.00	2.38	500.00	500.00
Miscellaneous	569.56	100.00	38.50	3.60	755.00	555.00
<b>TOTAL</b>	<b>15,379.78</b>	<b>16,060.00</b>	<b>16,915.27</b>	<b>95.00</b>	<b>19,950.00</b>	<b>20,250.00</b>