



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING January 26, 1985

The meeting was called to order by RLA president Jim Piersel with all members present except Charlotte Besson. Also present were landowners Ernie Conrad, Rock Tallman and Ray Knapp, and Dennis Bicknell, ACC chairman.

SECRETARY'S REPORT

Secretary's report was approved with the changes "Protective Covenant" instead of "Protected Covenant" and "Glen Haven Fire Department" instead of Glen Haven Assn.

PEST CONTROL

Jim Persichetti received a letter from Ray Mehaffey, district forester, in which the results of the egg mass sampling for Western Spruce Budworm in the Retreat showed a very high infestation. Jim and Ray will drive the roads in the Retreat to check the five problem areas, in the next month or so. Spraying will probably begin around mid-May at a cost of approximately \$25 an acre. Each year the forest service will conduct a survey to determine the need for additional spraying.

Jim reported the results of the survey of land-owners printed in the latest Newsletter. There were no objections to spraying with BT. In regard to wood-cutting; about ten people don't want anyone on their property, the rest are willing to have well supervised wood cutting by professionals. By a ratio of 6 - 1, land owners are willing to have woodcutters on their property. It was suggested that a letter be sent to the ten who don't want wood cutters, to be certain to cut their own infested trees. A comment was made that the membership fully understand what the wood cutters will be doing, and that they will be doing it next year.

Tom Fulton moved to empower Jim Persichetti to go ahead with the spraying procedure, the cost of which not to exceed \$7,000. Graham Fowler Seconded. Motion passed.

ROAD MAINTENANCE

Rock Tallman is still looking for a reasonably priced source of dirt and gravel for our roads. He said that this is not a good time for that sort of maintenance because the roads are frozen.

A discussion arose concerning the letter from Ms. Kucera regarding road maintenance on Solitude Ct. Several board members inspected the area and questioned the need for such a letter. Jim Persichetti moved to have Dennis draft and send a letter concerning this matter to Ms Kucera. Graham Fowler seconded, and the motion passed.

ACC

Dennis reported that the committee approved the construction of a garage for Bill Morris, lot 66, Filing 1.

No response was received from Mark Goodkin concerning his covenant violations. Dennis will send a letter to him requesting a plat of his lot showing the questionable items. He will also be requested to attend the next board meeting, or meet at a mutually agreeable time and place.

Ernie Conrad brought up the situation concerning the George Richard property, lot 20, Filing 5. It seems that his well is on an adjoining lot, his driveway is on another adjoining lot, and his place is a mess. Legal action will begin soon, according to Ernie.

After discussion of the Richard Russell situation, lot 32, Filing 3, Dennis was instructed to send a letter to them requesting a plat of their lot, showing the Dunraven Glade Rd. right-of-way, Bulwark Ridge Rd., and the distances to, and location of the corral fences and outbuildings. In

BOARD OF DIRECTORS MEETING

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addition they will be requested to attend the next regular board meeting. Tom Fulton received a phone call from Glenn Rockers concerning TV Dish installations in the Retreat. He indicated his willingness and desire to comply with our covenants.

VIN

Ray Knapp, landowner, stated his thoughts on the amended sub-division plat, and the effect of the changes on those landowners involved. Several instances of discrepancies were discussed in detail, and maps were provided by Ernie Conrad to point up these differences. A number of landowners are unwilling to sign the required affidavit, because they are not convinced that the re-survey was properly done. After many more questions and much discussion, Jim Persichetti moved, and Tom Fulton seconded that: Dick Weinmeister be authorized to contact Rebecca Elliot to resolve the question as to those property owners who gained via the amended sub-division plat, and what means will be needed to assure the proper transfer of these gains. Furthermore, to have Rebecca give an opinion whether or not a review of the amended plat by a reputable surveyor would be useful, and if it is deemed necessary, to get an opinion from said surveyor. Motion passed.

ASSESSMENTS

As of this date approximately half of the 1985 assessments have been paid and are on deposit; there was only one protest (Kucera).

TREASURER'S REPORT

Treasurer's report was received and accepted, copy of which is attached. Dick presented the current bills, and the board approved payment thereof.

Next RLA Board Meeting will be held Saturday, April 13, 1985, at Persichetti's cabin, at 10:00 AM.

Balance Nov 17 th After approved bills paid		Disbursements	
\$ 17872.38		(LG) 12/12 Elliott + Neuswanger	199.23
Int 11/20	15.08	(IN) 12/12 Westwood INS Agency	
Int 12/5	101.65	(Workman's Comp) thru 11/7/85	281.00
Chicago Title 12/13	93.07	(IN) 12/12 Westwood INS Agency	
Int 12/31	10.95	(Package Policy) thru 12/31/85	671.00
	<u>18,093.13</u>	(MS) 12/22 Forest Service (USDA)	
Disbursements	<u>1570.92</u>	(Land use Permit for Roads thru 12/31/85	59.00
	16522.21 Bal	(OS) 12/31 The Printery (Newsletter)	126.98
-	<u>15123.19</u> Money Market Acct	(LS) 12/31 Elliott + Neuswanger	<u>233.71</u>
	1399.02 Bal regular checking		1570.92

} 12/31/84



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

April 13, 1985

The meeting was called to order by RLA president Jim Piersel with all members present except Charlotte Besson. Also present were Dennis Bicknell ACC chairman, and Jack Benson and Joan Persichetti, landowners.

SECRETARY'S REPORT

Secretary's report was approved with the substitution of the term "quit-claim procedure" rather than "legal action" pertaining to George Richard's property.

PEST CONTROL

Jim Persichetti and Woodland Management Consultants drove the entire Retreat, and examined much of the area on foot. The decision was made to add 39 acres to the previously determined acres, resulting in a total of 264 acres to be treated. By use of the Retreat map, Jim pinpointed the areas in question. The cost for spraying will be \$27.50 per acre, \$7,260 total. An attempt will be made to lower the cost to \$7,000 even. A motion was moved and approved to spend the \$7,260 if need be. The spraying is scheduled for the last week in May or the first two weeks in June. Jim is gathering information which will help the landowners in cutting and disposing of their own trees.

ROAD MAINTENANCE

No report from Rock Tallman. Dick Weinmeister suggested placing a gas tank behind the firehouse to store fuel for the roadgrader. The Estes Park Phillips 66 distributor will provide such a tank at no cost to us. The suggestion will be pursued.

A suggestion was relayed from Bill McDonald (lot 81, Filing 1) to the effect that the roads be in top shape by the time of the annual meeting, so that the landowners would be aware of the work that has been done, and where some of their assessment money has been spent.

BOARD MEMBER OPENINGS

There will be three openings on the Board by the time of the next annual meeting. Several names were mentioned as possibilities; Jack Benson indicated his willingness to run, as did Jim Piersel and Jim Persichetti.

TROUT STOCKING

Graham Foler reported that the annual Miller Fork stocking of trout will consist of a 50/50 mixture of Rainbow and Browns, and will take place after the spring run-off.

ASSESSMENTS

Dennis Bicknell distributed, and updated copies of the list of delinquent landowners. He will write a third notice to delinquent members, including the possibility of making time payments. If the Board does not receive a response in ten days, the matter will be turned over to our attorney. All of the Denning Retreat properties are now sold. After discussion concerning assessment responsibility when Retreat property is sold, the Board decided that such responsibility should lie with the seller. This responsibility should include notification to the Board of the transaction, to eliminate hours of searching through Courthouse records. Jim Persichetti will notify the RLA membership of this decision in the next newsletter.

Dennis brought up a case for the Board's consideration. Rebecca Mignano, lot 22, Filing 5, who paid her assessment for this year, is selling her lot to George Richard, lot 20, Filing 5. She asks that three-fourths of her assessment be returned. The By-laws (Article 6, Section 5) state that no refund shall ever be returned. The consensus of the Board is that the By-laws should be followed, and that any monetary adjustment should be between the two parties involved.

BOARD OF DIRECTORS MEETING

APRIL 13, 1985

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ACC

Mark Goodkin (lot 51, Filing 1) and Richard Russell (lot 32, Filing 1), both of whom were requested to attend this meeting to discuss their covenant violations, were not present. The Board moved that these two property owners' problems be turned over to our attorney. Dennis will notify them of our action. Dennis read a letter from Mrs. Schoeberlein (lot 35, Filing 1) concerning the placement of Goodkin's corral. She obtained an easement from the original owner of Goodkin's property, and this easement is recorded in the County Courthouse. Her concern is that the corral is on her land. Goodkin has made no response to her or the Board concerning this problem.

Dennis and Dick visited the new owners of lot 26, Filing 2. Because these new owners have horses, and have erected a very temporary corral, which is obviously in violation of the covenants, they discussed the covenants, and gave them RLA information. Jim Persichetti suggested that Rebecca Elliot send a letter to these new people in June, in order to give them a chance to abide by the covenants.

TREASURER'S REPORT

Bills were presented and approved. Dick presented the treasurer's report which was approved. Copy of which is attached. He also distributed copies of the Public Accountant's Audit for the twelve months ending December 31, 1984. There will be a copy in the next newsletter, and also a three-year budget comparison for the information of the membership.

VTN

Jim Piersel received a call from Rebecca Elliot who recommended that there were enough discrepancies in the surveying, to warrant more spot checks. Such checks are now being made. There are still about six property owners who have not signed their affidavits. After discussion of the problems involved, and noting this has been going on for five years, and in order to bring it to a head, Jim Persichetti moved: That Jim Piersel contact Rebecca Elliot to ask the County Commissioners, County Attorney and County Engineer, if it is feasible to ask that the Plat as submitted, and affidavits as returned be accepted, excluding those six or eight property owners who have not returned affidavits, and that these be excluded from the Retreat Plat. If this is feasible, contingent upon results of the survey recheck now being done, that she have the County accept this suggestion, and that notices be sent to these property owners informing them of the intent of the RLA Association. If they do not respond within ten days, their properties will be excluded from that acceptance. These notices will be sent by certified letter, return receipt requested.

The motion was seconded and passed.

Dennis said Ernie Conrad had visited VTN in California and that they are planning to sell their lots in the Retreat. VTN has also changed their name to "Professional Engineering".

Jim Piersel will notify the Board of the possibility of VTN or Maitland assigning by Quitclaim, Retreat properties to the RLA for use as picnic areas.

ANNOUNCEMENT

Dennis and Marcella will probably be moving to Loveland. She is working in Loveland. Her office number is 667-4951; their Estes Park number is 586-5281.

NEW BUSINESS

Jim Piersel will look into personal liability insurance for RLA Board members, in relation to their duties as Board members.

Graham Fowler reported on a recent elk management workshop, and the implications for the Retreat area.

Tom Fulton discussed the possible closing of the Glen Haven post office, and the significance of it for present and future Retreat residents. He suggested that those who feel strongly about the closing write to their legislators.

A suggestion was made to update the RLA handbook. No action was taken.

Information for the next Newsletter must be in by June 1st, 1985.

Next Board meeting will be Saturday, June 1st, at 10:00 at Fulton's.

NEWSWANGER 4/13/85

BEGINNING bal Jan 1, 1985	16,522.21
INT MMDA 1/4/85	106.48
JAN Assessments received	6363.03
INT Reg. Checking 1/31/85	18.76
FEB Assessments received	1170.00
" " "	1605.00
INT MMDA 2/5/85	96.38
INT Reg Checking 2/28/85	33.93
INT MMDA 3/5/85	93.14
INT Reg. Checking 3/29/85	46.39
MAR Assessments received	1382.50
INT MMDA 4/3/85	<u>100.77</u>
Total	27538.59
less expenditures	<u>1173.10</u>
4/12/85 Total Balance	26365.49

Expenditures	
(LG) Elliott + Neuswanger (12/15/85 to 1/15/85)	213.88
(ER) Graham Fowler (mi)	14.00
(ER) Marcella Bicknell (mittel)	} 45.86
(OS) Marcella Bicknell T 132.14	
(RM) RAY TALLMAN	115.00
(ER) Jim PIERSEL (mi)	9.00
(ER) Jim Persicetti (mi)	} 21.60
(OS) Jim Persicetti (OS) T 34.84	
(ER) Jim Persicetti (fel)	7.44
(SS) CAROL FULTON	20.00
(RM) PIXIE GAS (Garden Fuel)	15.60
(RM) JIM HARVILL (Garden Fuel)	36.36
(RM) RAY TALLMAN	125.00
(MS) Department of STATE Corporate Filing FEE	5.00
(MS) REIDMAN Corp (Sweet's Bond)	63.00
(LG) Elliott + Neuswanger (1/15/85 to 3/15/85)	<u>387.26</u>
	1173.10

MMDA 611289100 Bal 4/12/85	15,519.96
Reg. Checking 22813100 Bal 4/12/85	<u>10,845.53</u>
	26,365.49 - checks ok



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

June 1, 1985

The meeting was called together by RLA president Jim Piersel, with all members present except Jim Persichetti. Also present were Dennis Bicknell, ACC chairman, Ray Tallman, Road Maintenance chairman, Bill and Teri Morris, and Ernie Conrad, landowners.

SECRETARY'S REPORT

Secretary's report was approved with no additions or corrections.

PEST CONTROL

The proposed spraying will take place in the next few weeks, dependent upon the Forest Service's advice.

ROAD MAINTENANCE

Ray Tallman reported that the roads seem to be in good shape now. He is planning to use some dirt from the excavation in back of Powers' house (lot 28, Filing 2) to take care of some trouble spots on the roads. The board authorized Ray to work on the roads as his time, judgement, and the weather permit; the goal being to have the roads in excellent condition by the time of the annual meeting.

Dennis suggested that Rock, and others, inform him of any bad culverts, so that he can then contact the landowners involved.

ACC

Dennis received a request from Lyle Johnson (lot 4, Filing 4) to build a house. His initial reaction is favorable. The ACC will act on this soon. A request for approval of a garage on Dill's lot (lot 91, Filing 1) was also received.

Doug Grice has completed the culvert and driveway work for C.L. Williams, new owner of lot 8, Filing 1.

Charlotte Besson suggested that landowners paint their TV dishes.

ASSESSMENTS

Dennis reported that there are only six landowners who have not paid their 1985 assessments. Our attorney wrote each of them a letter to that effect, May 20, 1985. Jim Piersel will confer with Rebecca concerning Tom Hallstrom's (lot 31, Filing 3) debt to the RLA including assessments and fees.

TREASURER'S REPORT

Treasurer's report was presented and approved, copy of which is attached. Dick presented the current bills, and the board approved payment thereof. Dick also reported that he is keeping track of how much we have spent on the VTN problem; to date the amount is \$1200.

ROAD SIGNS

Graham Fowler showed the board one of the finished signs; each one costs \$40. He has two extra blank signs and suggested that they be used at the front and back entrances. After discussion, it was decided that these signs read - "THE RETREAT - PLEASE RESPECT PRIVATE PROPERTY". Bill Morris suggested that the sign posts be treated with Penta. This was approved. These signs will be erected by Graham, Tom Fulton and Jim Piersel on June 15.

VTN

Rebecca disclosed that there are huge discrepancies between the Fourth and Fifth filings, as much as 40 feet. After much discussion concerning surveying errors, building moratoriums, etc., the following motion was passed: "That the board request that Larimer County, at their next meeting July 1, lift the building moratorium on the lots that now have building permit holds on them."

BOARD OF DIRECTORS MEETING

JUNE 1, 1985

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CORRESPONDENCE

A letter was received from Mark Goodkin (lot 51, Filing 1) stating that he is under the impression that there is an easement involving his land and Mrs. Schoeberlein's driveway (lot 35, Filing 1). Ernie Conrad says that Mrs. Schoeberlein bought her lot plus a triangular piece of lot 51. This transaction has been recorded in the Larimer County Courthouse. Ernie will send a copy of the quitclaim to Rebecca, who will write a letter to Goodkin asking him to show proof of his belief in this matter.

A letter was received from Rick Russell dated May 20, castigating the board's action, and offering excuses for their non-appearance as requested at the April 13 board meeting. After much discussion, the board determined that Jim Piersel and other board members who can attend, meet with Rebecca for counsel on the following questions: 1) Does the covenant pertaining to animals and livestock (#17) apply to Dunraven Glade Road (a county road) as well as any other boundary line? 2) Does the board have the right to interpret the covenants as to intent?

NEWSLETTER

Materials for the next Newsletter must reach Dennis by June 18. His new address is: Dennis Bicknell, 2315 Fairplay Dr., Loveland, CO 80537, Phone number 667-9465. Several articles were submitted.

Candidates for the three openings on the board include Bill Morris, Jack Benson, Greg Carner, Jim Piersel and Jim Persicetti.

ANNUAL MEETING

The Annual meeting will be held at 1:00 pm on July 27, 1985 at the Glen Haven Community Building. Fultons will be incharge of coffee and setting up tables and chairs.

I.B. and Millie Muller will take care of drinks, snacks, grills, etc. for the annual picnic. Dennis will check with Sy Kleinman about children's games.

The next board meeting will be held at 10:00 am on July 27, at the Glen Haven Community building.

Respectfully submitted,

Carol Fulton

Carol Fulton, recording secretary



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

July 27, 1985

The meeting was called to order by RLA president Jim Piersel with all members present. Also attending were Jack Benson, Ernie Conrad, Bill Morris, Greg Garner and John Schockly, Landowners; Ray Tallman, Road Maintenance chairman and Dennis Bicknell, ACC Chairman. Also attending, representing the Glen Haven Volunteer Fire Department, Doug Grice and Steve Childs.

SECRETARY'S REPORT

Secretary's report was approved with no additions or corrections.

PEST CONTROL

Jim Persichetti reported that the cost of spraying the infested areas (264 acres) of the Retreat amounted to \$6600. This price reflects the actual cost of \$25.00 per acre for the BT, rather than the projected figure of \$27.50 per acre. After walking the Triangle Mountain area since spraying, he found that new growth is occurring, and he's very much encouraged by the results of the spraying. He saw no evidence of extreme defoliation. We need to spend approximately \$50.00 for an egg mass count by the Forest Service in August, to evaluate the success of the spraying. No Board approval of this fee is necessary since the amount budgeted for the spraying will cover it. Before the spraying, the egg mass count was 32.6 clusters per square meter of foliage, the third highest infested area in the state of Colorado.

Rocky Mountain National Park, for the first time in its history, closed some areas including Aspenglen, for a few days to spray the trees for bud worm. Whereas it was believed that the budworm attacked trees in the 7000' to 8000' range, it is now appearing to have expanded its range 1000' above and below the previous range, with a more varied appetite. Jim recommended re-evaluating the pest situation in the coming years, including the possibility of spraying again in 1986. The Board commended Jim for a thorough job well done.

ROAD MAINTENANCE

Ray Tallman reported that he is distributing, and grading truck loads of crushed rock from Doug Grice - 40 loads already. He estimates we will need around 60 more loads. This material is being used to restore most all of the bad areas. The road grader needs a new blade at a cost of about \$150. This would last five years. The road grader needs maintenance including the repair of leaks, replacement of rear window, etc. The Board authorized Ray to go ahead with whatever maintenance and repair is necessary. Enough money has been budgeted to take care of this.

The new signs are in place. Graham, his father, and friends, and Tom installed them. Comments have been very favorable.

ASSESSMENTS

Dennis Bicknell reported that there were two liens filed, one against Lyle Miller (lot 23, Filing 2) and Mike Sabbeth (lot 67, Filing 1). Tom Hallstrom still owes his 1985 assessments. Therefore he will not be allowed to vote at the annual meeting, should he attend.

ACC

Dennis reported that a building application was received from Claude Alkire, lot 47, Filing 1, across from I.B. Mullers. He asked Ray to check their proposed driveway location in relation to possible need of a culvert. Duke Sumonia, lots 33 and 34, Filing 1, will be starting his building soon. There will be five cabins under construction in the Retreat this fall.

BOARD OF DIRECTORS MEETING

JULY 27, 1985

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COVENANT VIOLATIONS

A letter was sent to Ed and Jean Richards asking them to move their one-wire electric fence. They have moved it.

A letter was sent to Mr. Dunkin who bought Pat Morris' land (lot 49, Filing 1) regarding the moving of the one-wire electric fence. He agreed to do so. The resolution of these two situations should satisfy the two complaints of Mr. Russell regarding other landowners' covenant violations. Dennis said he had several conversations with Rick Russell; the last occurred on July first, at which time he wondered why he had not been served his legal papers. Dennis told him the Board wanted to try one more time to work with him and his wife to resolve the problem before having to go to court. Rick seemed amenable to the suggestion that he write to Rebecca asking that he be given one year to comply with his covenant violation. Dennis said that letter should reach Rebecca by July 8th. Since Rebecca has received no such letter as of this date, Jim Piersel suggested that the contemplated court action be instigated. The Board agreed.

Bill Morris raised several questions including - 1, possibility of changing the covenants, 2 - what seems to him to be excessive legal fees, and 3 - concern that Mr. Dunkin is going to keep a cow on his land, which would seem to be a covenant violation. After much discussion, the Board clarified and explained points one and two above: covenant changes can only be made by 100% approval of the total membership, and much of the legal fees have been and will be recovered. The Board and the Retreat would be in jeopardy if legal procedures are not followed. Lawyers and legal fees are necessary evils. The Board will deal with point three when and if the problem arises.

Jim Persichetti moved that Jim Piersel be authorized to contact Rebecca Elliot and verify the length of statute of limitations in both cases (Russell and Goodkin) and if we're approaching it, to file the necessary papers. Tom Fulton seconded, motion passed.

Ernie gave a history of why the covenants were set up as they were. He said that 70 to 80% of the people in the RLA prefer the covenants the way they are. Dennis reminded the group that there are only seventeen covenants, and that "if you want to do your own thing in the Retreat, ask - 'Would the Retreat give me a variance?'"

VIN

Jim Piersel read a letter from Rebecca advising that among other items, the building moratorium has been lifted for three years by the Larimer County Commissioners; and that the Plat will probably be refiled within two months. Copies of this letter will be distributed to the Board members.

TREASURER'S REPORT

Treasurer's report was distributed and accepted as submitted, copy attached. Dick Weinmeister presented current bills and the Board approved payment thereof.

CORRESPONDENCE

A letter was received from Steve Little, citing several small buildings on Streamside Drive, Black Creek Road, and Fisherman's Lane. The geodesic dome (lot 51, Filing 2) on Fisherman's Lane is literally falling apart, windows broken and the roof is open to the elements. Dennis was instructed to write a letter to the owner, John Betts, to repair or remove the building. The other three structures mentioned, all storage sheds, have been approved by the ACC. Since Mr. Little is a member of the ACC, he will receive copies of the correspondence regarding the committee's work in these matters.

Jim Persichetti stressed the need for letters of reply from the ACC to complainants, advising them of action taken on their behalf.

GLEN HAVEN VOLUNTEER FIRE DEPARTMENT

Doug Grice, president of GHVFD and Steve Childs presented a list of needs for the Fire Department, including equipment for a new fire truck, new breathing apparatus, improvement of communication systems, upgrading EMT capabilities, first aid equipment, etc. They asked that the RLA contribute \$500 for the department. The decision was made to take action at the continuation of this meeting immediately following the annual meeting. Doug and Steve were asked to attend the annual meeting to give their presentation. They said they would.

BOARD OF DIRECTORS MEETING

JULY 27, 1985

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The meeting was ajourned temporarily at 11:35 a.m., and resumed at 4:00 p.m. with new board member Bill Morris attending. Both Jim Piersel and Jim Persichetti were re-elected. A brief explanation of Board procedures was explained to Bill, followed by election of officers for the coming year.

ELECTION OF OFFICERS

The new officers are President, Graham Fowler, Vice President, Tom Fulton and Treasurer, Dick Weinmeister.

TREASURER'S COMMENTS

Dick Weinmeister and Jim Piersel will continue to co-sign for the Money Market Account.

Graham moved that the RLA donate \$500 to the GHVFD. Bill seconded, motion passed.

Bill Morris' address and phone number are P.O. Box 116, Glen Haven, CO 80532, phone 586-4914.

Next Board meeting is October 5 at 9:30 a.m. at Fultons. Note the earlier starting time.

Date of the next annual meeting is Saturday July 26, 1986, at Glen Haven Community Building.

Meeting was ajourned at 4:18 p.m.

Respectfully submitted

Carol Fulton

Carol Fulton

Recording Secretary

TREASURER'S REPORT RLA 6/1-7/26/1985

		<u>Expenses</u>	
Beginning Balance	26,417.67		
6/1 Reg. Checking Interest	55.26	6/1 (LG) Elliott & Neuswanger P.C.	500.88
6/5 Int. MMDA	99.99	6/1 (ER) Jim Piersel	9.00
5/25 Assessments	715.00	6/1 (ER) Graham Fowler	16.00
6/18 Assessments	590.00	6/1 (ER) Graham Fowler	69.03
6/28 Reg. Checking Interest	44.65	6/1 (RM) Black Creek Construction	30.00
7/3 Int. MMDA	87.86	6/1 (ER) Marcella Bicknell	38.86
Forced Debit		6/1 (OS) Marcella Bicknell	141.40
(Double Entry)		6/1 (SS) Marcella Bicknell	150.00
Returned Check	-65.00	6/1 (MS) (FF) Colo.Dept. of State	
	<u>27,945.43</u>	Corporate Report Section	5.00
Less Expenditures	<u>10,156.75</u>	6/1 (MS) (MD) Community	
		Associations Institute	95.00
TOTAL BALANCE	17,788.68	6/1 (SS) Carol Fulton	20.00
		6/1 (ER) Dick Weinmeister	55.20
		6/17 (RM) Wooden Things	42.80
		6/17 (RM) Graham Fowler	8.75
		6/17 (MS) Estes Park Surveyors	740.00
		7/1 (LG) Elliott & Neuswanger P.C.	549.33
		7/3 (MS) (PB) ORION Helicopters	6,600.00
		7/23 (TS) Cline Trout Farms	650.00
		7/23 (LG) Elliott & Neuswanger P.C.	435.00
MMDA	15,815.37		
Reg. Checking	1,973.31		
	<u>17,788.68</u>		<u>10,156.75</u>



RETREAT LANDOWNERS ASSOCIATION, INC.

July 29, 1985

The Board of Directors
Retreat Landowners Association
2315 Fairplay Drive
Loveland, Colorado

In accordance with the protective covenants of the
Retreat Landowners Association, the undersigned
members of the Architectural Control Committee
appoint Mr. Tony Besson to the committee.

Jack Benson

Jack Benson

Maynard O Avey

Maynard Avey

Stephen J. Little

Steve Little

Jean L. Richards

Jean Richards

George H. Richard

George Richard

Thelma Richard

Thelma Richard

Dennis Bicknell

Dennis Bicknell



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING
October 5, 1985

The meeting was called to order by new RLA president Graham Fowler, with all members present except Jim Piersel. Also present were Dennis Bicknell, ACC chairman, Tony Besson, Maynard Avey (ACC members) and Rick and Connie Russell, landowners.

SECRETARY'S REPORT

The Secretary's report was approved.

PEST CONTROL

Jim Persichetti reported that Ray Mehaffey took an egg mass count August 22; the results will be made known to us by mid-November. Jim feels the spraying program was a success, and at the moment doesn't know if spraying will be needed in 1986. If it is necessary, the expense should be much less than it was this year.

Discussion ensued regarding the GHVFD cutting and clearing the dead trees in the Retreat. Bill Morris and John Shockley, members of both the Retreat and GHVFD, will drive through the Retreat to determine where the dead trees are, the access situation, and the problems involved. Jim gave Bill a map showing the affected areas. An effort will be made to accomplish the wood-cutting during the winter months, to avoid damage to the land. Bill will suggest to the fire department that a written proposal be prepared for the protection and benefit of both the GHVFD and Retreat landowners. Bill asked if all the dead trees should be cut down and removed. Jim responded that ideally they should, because of the fire hazard. However, those which are hard to remove should at least be cut down and treated if possible. The trees that have been dead a year or two present no problem since the beetles have already migrated. Jim stressed that a member of the Retreat be with the GHVFD woodcutters, to insure that no cutting is done on those lots where the owners object. Bill explained the current wood-cutting project on the National Forest tract of land. This is open to anyone in the Glen Haven fire district to cut wood at \$15 a cord, but must be set up through the GHVFD.

After a brief discussion concerning liability involved in woodcutting on private land, Graham said he will seek Jim Piersel's advice in this matter.

ROAD MAINTENANCE

Dick Weinmeister will contact Rock Tallman concerning the road washout at the far end of Miller Fork. There is still dirt to be spread around. Bill named several people willing to help run the grader when necessary. These include Mike Powers (who is experienced in running graders) and Larry Boehme. Maynard Avey offered to help next year when he is a permanent resident. No bills have been received for grader repair, and the feeling of the Board is that the necessary repairs should be done now.

ACC

Dennis reported that Alkire's lot (lot 47, Filing 1) has been surveyed. A new request was received from Tuxhorn on Black Creek (lot 14, Filing 2). The property was badly damaged in the 1976 flood. Dennis is trying to get Mr. Tuxhorn to work with the adjacent property owner, John Carroll who has done an excellent job of rehabilitating his land.

A letter was received from Stolz (lot 18, Filing 2) changing the structure designation from garage to cabin.

Mr. Betts (lot 51, Filing 2) has removed the geodesic dome which was in a state of disrepair.

Two people were caught in Sanford's cabin (lot 3, Filing 2) and are in jail. Sanfords plan to prosecute.

Concerning the stone foundation on Hornbuckle's property (lot 21, Filing 2) work has been stopped. The land has been sold once for tax purposes. Dennis will check with Jean Hornbuckle and let the Board know what is going on. Deborah Lee (lot 10, Filing 2) has asked to have a shed on her property. Application has been made and requirements are being met.

BOARD OF DIRECTORS MEETING

October 5, 1985

PAGE 2

ACC Continued

The possibility of Mr. Dunkin keeping a cow on his land was discussed. The covenants prohibit this, and the problem, should it arise, will be dealt with when the time comes.

Dennis mentioned the forthcoming National Convention of the CAI October 19 in Denver.

A meeting of the ACC was held August 17, 1985. Dennis gave a brief summary of the recommendations growing out of the meeting. A complete account of the meeting was reported in a letter to Graham from Dennis, dated August 23, 1985. Copies were sent to all board members, for reference.

After much discussion concerning shed usage, garage vs. dwelling places, change of building intent, etc., the Board determined that the ACC deal with these problems. Dennis suggested that a yearly review of building intentions be made, so that the ACC will be constantly aware of the intended use of the structures.

Dennis repeatedly asked the Board to review the by-laws and covenants and to set up guide lines for the ACC, since the Board is the ultimate authority. Rick and Connie Russell discussed their covenant violation problem with the Board, and asked for a variance, explaining that because of the lay of his land, they have no options - no other place to put their fence. Following a great deal of discussion the following motion was made and approved:

"That regardless of ownership of lot 32, Filing 3, a variance has been given pertaining to that portion of the existing corral fence which parallels Dunraven Glade Road, providing that upkeep is maintained and that manure accumulation shall not create a nuisance."

Rick Russell will supply the measurements of his variance to Graham, who will in turn ask Rebecca to draw up a document so as to settle this problem. The Board stressed that any variance given is for one particular problem for one specific case.

A letter, dated September 25, 1985 to the Board from Mark Goodkin was read, in which he asked for a variance concerning his property line. After discussion, the Board determined that he have his property surveyed by March 1st, 1986 and that the problem be resolved by May 1st, 1986.

ASSESSMENTS

There are no changes in the two liens against property owners on lot 23, Filing 2, and lot 67, Filing 1.

TREASURER'S REPORT

The treasurer's report was presented and approved, copy of which is attached. Dick Weinmeister presented current bills and the Board approved payment thereof.

UNFINISHED BUSINESS

VIN was recontacted. Pins and monumentation will soon be made uniform. Rebecca renewed the pending court action. Six resurvey affidavits have not been signed - three property owners and three VIN. Graham will contact Bell and Branneky, and Tom will contact Tallman. Ernie Conrad has the latest map in his office. The Heister easement (lot 61, Filing 2) was approved several years ago, but never acted upon. Rebecca is looking into the matter.

BUDGET

The proposed 1986 budget was discussed and approved. See attached sheet. It was moved that RLA assessment for 1986 be \$65 per landowner, and that the Bulwark Ridge Assn. assessment be \$35 per landowner. Motion passed.

NEWSLETTER

All the information for the Newsletter should be to Dennis by Dec. 1, 1985, so that the mailing can be accomplished by Dec. 15. Items to be included are: Budget, assessment notice, spraying results, woodcutting, update on VIN, Hans Zeigler's death, and a response request to I.B. Muller's suggestion to change the annual picnic to a potluck in the Community Building.

NEW BUSINESS

Handbook: The need for a new handbook was discussed. It was decided that the following revisions be considered: by-laws, up-to-date owners and addresses, suggestions from the August 17th ACC meeting, page numbers and an up-to-date map. A date for a special meeting for this purpose will be set at the next Board meeting. The goal for the finished new handbook is the next annual meeting.

BOARD OF DIRECTORS MEETING

October 5, 1985

PAGE 3

NEW BUSINESS Continued

Retreat Name: Graham brought to the attention of the Board the existence of an area near Denver named "The Retreat". Rebecca suggests that we trademark the name. A motion was made and approved that we authorize the expenditure of \$50 to have the name "THE RETREAT" trademarked, so that it will be for our exclusive use.

The next Board meeting will be Saturday, December 14, 1985 at 9:30 a.m. at Weinmeister's cabin.

Respectfully submitted

Carol Fulton

Carol Fulton
Recording Secretary

CODE	Expense 10/1/84 thru 10/1/85	Sub code	1986 Budget	CODE	
ER	597.86		600.00	ER	Expense reimbursement
LG	3597.73		2500.00	LG	Legal services
MT	84.83		50.00	MT	Annual meeting
MS	117.35	ps	120.00	OS	Office supplies
OS	738.85		725.00	TX	Property taxes
TX	65.58		65.00	RG	Road grader
RG	537.63		1000.00	RM	Road maintenance
RM	3419.45		3000.00	SS	Secretarial services
SS	740.00		740.00	TS	Trout stocking
TS	650.00		650.00	MS	Miscellaneous
MS	10.00	ff	5.00	pb	Tree spraying
MS	63.00	sb	65.00	in	Insurance
MS	180.00	ac	200.00	ff	Filing fee
MS	95.00	md	95.00	sb	Surety bond
MS	1825.00	su		ac	Accounting
MS	6675.00	pb	3000.00	su	Surveying
MS	952.00	in	950.00	md	Membership dues
MS	500.00	GHVFO donation	500.00	ps	Picnic supplies

20849.28 Total 14,265.00

TREASURER Report
7/26 - 9/30 1985

BEGINNING BALANCE

	17788.68
7/22 Telephone Revenue	6.36
7/31 Interest Req. Checking	25.29
8/2 Sale of Soft Drinks	10.00
8/5 Interest MMDA	90.91
8/9 Correction chk 1191 Drawn \$500.88 PAID \$500.00	.88
8/11 Assessment	100.00
8/16 Assessment	20.00
8/30 Interest Reg. checking	9.68
9/5 Interest MMDA	78.48
9/10 GHVFD RENT	10.00

Total 18140.28

✓ Less Expenses - 3546.62

Balance 9/30/85 14593.66

Expenditures

(OS)	7/26 The Printery (Newsletter)	89.85
(ER)	7/27 Graham Fowler	32.00
(ER)	7/27 Jim Persichetti	28.79
(RM)	7/27 Devils Gulch Excavation	1200.00
(OS)(ER) (MT)(SS)	7/27 Marcella Bicknell	171.90
(MT)(SS)	7/27 Carol Fulton (Board Meet)	26.00
(ER)(RM)	7/27 Tom Fulton	26.25
(RG)(RM)	7/27 Ray Tallman	368.78
(ER)	7/27 Tom Fulton	28.00
(SS)	7/27 Carol Fulton (Annual meeting)	20.00
(MS)	7/27 GHVFD (Donation)	500.00
(MT)	7/28 Glen Haven Gen Store (Picnic Supplies)	117.35
(RM)	8/4 Ed O'Dell (Tank + Gasoline for Grader)	205.41
(OS)	8/19 The Printery (Newsletter)	67.45
(LG)	9/5 Elliott + Newsuanger P.C.	159.80
(LG)	9/25 Elliott + Newsuanger P.C.	505.04

Total 3546.62

Balance MMDA

9/30/85 11984.76

Balance Reg. Checking

9/30/85 2608.90

14593.66

Fund transfers from

MMDA to Reg. Checking

7/26 \$2500.00

9/25 \$1500.00

\$4000.00



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

December 14, 1985

The meeting was called to order by RLA President Graham Fowler with all members present except Dick Weinmeister. Also present were Ray Tallman, Al Matlock, Ernie Conrad and Dennis Bicknell, ACC Chairman.

SECRETARY'S REPORT

The Secretary's report was approved.

PEST CONTROL

Jim Persichetti reported that the Forest Service had not received a lab report on the egg mass count as yet, but that the secretary would contact them soon. Bill Morris read a letter he wrote for the GHVFD to the RLA outlining their procedure for cutting the dead trees in the Retreat. They propose to start cutting at the east end of Solitude Court, lots 36 and 37, Filing 1, and work west along Dunraven Glade Road to the Forest Service boundary. No area will be left until cleared and cleaned. The next area will begin in Filing 4, around Barking Coyote Court, followed by the Bulwark Ridge area. Due to the fact this will take a long time to complete, he suggests a yearly review of the progress by the RLA. Cutting will take place only in fall and winter, to allow the land to recover. Access to the land is necessary; the Forest Service recommends the use of a tracked machine because of its mulching action and little damage to the land, whereas tires leave ruts and animals leave holes. The GHVFD has access to such a machine. Bill suggests that a questionnaire regarding woodcutting be sent to the landowners along with the Newsletter. This would include permission to cut wood, use driveways, horses, vehicles and so forth. After discussion concerning liability, sale of wood to RLA members, supervision of wood cutting, coordination of responses to the questionnaire, the motion was made and passed that a questionnaire be included in the Newsletter to the effect that the GHVFD is going to cut wood in the Retreat. This will be included with the assessment notice.

Graham thanked Bill for his work on this matter.

ROAD MAINTENANCE

Ray Tallman reported that he has installed a new blade on the grader. There are several oil leaks but it is difficult to determine where the leaks originate. He suggests the following procedure: Continue to add oil now, as necessary, then after the final grading job in the spring, have the grader cleaned professionally, at which time the problems will be easy to identify and correct. He has plowed the roads about ten times so far; we have had about 62 inches of snow as of this date. Richard Gilmore who lives near Ray, will help with the plowing and grading.

ACC

Dennis reported that Claude Alkire (lot 47, Filing 1) has begun his cabin. Dennis called our attention to the CAI News concerning a homeowner losing his house because of delinquent assessments. A copy was given to each board member. He mentioned a newspaper article concerning some areas that are regulating TV Dish placement, and will send copies to the Board.

Dennis received a letter from Ray Knapp (lot 17, Filing 3) requesting subdivision of his lot into two parcels. The consensus of the ACC was to deny his request, the reasons being 1) it's a nice sized lot - most lots in the Retreat are too small, 2) this would be establishing quite a precedent, and 3) the ACC wants Board input. He will write a reply to Dr. Knapp explaining that 1) the request is denied, 2) suggesting that he check with Larimer County regarding the ramifications and costs of subdivision, and if he wants to resubmit his application to the Board we would welcome it. After much discussion including size of lots in the Retreat, possibility of well and septic interference and pollution, and establishing a precedent, the motion was made and passed that the Board reaffirm the ACC's position concerning Dr. Knapp's proposal, and that the Board supports the principal of no further subdivision.

Jim Persichetti suggested that the ACC look into the positioning of wells and septic tanks and that it be given more latitude in such things.

Graham announced that he has received the Heister (lot 61, Filing 2) right-of-way authorization. The driveway crosses a portion of the Common Area. Ernie said that the RLA has the right to use the driveway to reach the Common Area. He also said that he sold the land yesterday to John Kilpatrick from Cheyenne.

BOARD OF DIRECTOR MEETING

December 14, 1985

Page 2

ACC Continued

Graham read the resolution as drawn up by Rebecca concerning the Richard Russell property variance (lot 32, Filing 3). He also read the document drawn up by Rebecca concerning covenant compliance by Mark Goodkin (lot 51, Filing 1) that he correct the problem by June 1, 1986. He's been requested to sign the document and send it back.

TREASURER'S REPORT

Dennis presented the Treasurer's Report in the absence of Dick Weinmeister. It was approved, copy is attached. Dennis also reported that Dick recommends that we try not to get a fuel tax exemption from the State as it takes too long, and would not be worth the time involved.

Dennis reported that the Larimer County Assessor had located the GHVFD fire house #2 on the wrong lot, and that we were being wrongly assessed for taxes on this property. He will look into, and try to correct this situation.

Dennis asked for clarification from Jim Piersel concerning his audit report, regarding payroll classification.

ASSESSMENTS

Dennis reported that he received a letter from Rebecca stating that we do have liens against two properties; Lyle Miller (lot 23, Filing 2) and Mike Sabbeth (lot 67, Filing 1), asking whether we should take further action at this time. Dennis said that Mike Sabbeth is usually late with payment. Foreclosure proceedings have been initiated against the Miller property, the hearing is scheduled for December 18. The Board decided to wait further developments.

VTN

Graham reported that the VTN situation is nearly completed. New pins stamped with the date and VTN on aluminum caps have been installed. New maps will be mailed to each landowner involved. Graham called Mr. Torrey and asked to have everything completed by Christmas, and his response was positive.

Rock Tallman has hesitated to sign the affidavit because of his concern over his lost acreage. He has been paying taxes on this lost property. After a great deal of discussion and a suggestion by Jim Persichetti that the Board ask Rebecca to intervene on Rock's behalf, Graham said he would take care of the matter.

In view of the fact that the Forest Service has accepted the final survey, and that all the affected landowners have accepted the survey (except Rock), the motion was made and passed that we agree with the map and survey. This will not hurt or affect Rock's problem.

The Board wants to retrieve the \$3500 attorney fees and survey costs from VTN.

NEWSLETTER

Dennis reported the Newsletter is ready to go except for a report from the Forest Service on the egg mass count. It will also include an updated landowners' directory, 1986 budget, the tree cutting questionnaire, the picnic vs. potluck question, an article on Hans Ziegler, and a message from Graham Fowler.

NEW BUSINESS

There is a probable loss of the fire station payphone. Dennis explained the phone company's policy regarding this situation. Discussion brought out the feeling of the Board that the phone is necessary, and should remain in its present location. It was moved and passed that Dennis negotiate with the phone company to retain the phone at the firehouse.

Tom noted that the Road Sign from Elkridge Drive was missing. Graham explained it was on one of the side roads off Dunraven Glade Road.

HANDBOOK

Dennis said the ACC will try to meet between Christmas and New Years Day. The Board will look at their recommendations and those of the individual Board members' at a special meeting, February 1, 1986 at Dick Weinmeister's cabin, 9:30 a.m. This is to discuss only the Handbook revisions. The deadline for the new Handbook should be May 1, 1986 so that the finished product can be mailed by June 1st.

The next regular Board meeting will be March 22, 1986 at Bill Morris' home at 9:30 a.m.

Respectfully submitted,

Carol Sutton
Carol Sutton, Recording Secretary

TREASURER Report
9/30 - 12/10/85

Beginning Bal	14593.66	
9/30 Checking Int	71.66	
10/5 MMDA Int	68.19	
10/23 Assessments	78.71	
10/31 Checking Int	11.22	
11/5 MMDA Int	74.48	
11/69 Tel Revenue	9.42	
11/29 Checking Int	8.60	
12/4 MMDA Int	<u>66.18</u>	
	14918.12	
Less Expenditures -	<u>2420.38</u>	
Total bal	12497.74	
MMDA bal	12193.61	Totals agree
Reg checking bal	<u>304.13</u>	
	12497.74	

Expenditures	
(ER) Graham Fowler	16.00
(SS) Carol Fulton	20.00
(OS) Tom Fulton	8.77
(ER) Marcela Bicknell	15.74
(OS) " "	75.36
(SS) " " 3rd Qtr	150.00
(ER) Jim Persichetti	25.07
(PB) Colo STATE FOREST SERVICE - TAKING budworm egg mass samples	22.50
(IN) Westwood Ins Agency workmens Comp policy	340.00
(LG) Elliott + Newsuanger thru 10/5	367.43
(OS) WEBS Inc. STATEMENTS and envelopes	62.04
(LG) Elliott + Newsuanger thru 11/15	179.60
(RM) Ray Tallman grading and snow plowing	545.00
(RG) " " Grass maintenance	281.62
(ER) " " mileage	24.00
(RM) Richard Gilmore Snow plowing	105.00
(RM) Ed O Dell - grader fuel	<u>182.25</u>
Total Expenditures	2420.38