

Minutes from the Board of Directors Meeting

March 12, 1973, Escape Properties Office Boulder, Colo.

The first meeting of the Board of Directors was opened at 7:00. Present were Mr. Lloyd Angell, Mr. Lloyd Jones, Mr. John Young, Mr. Rod Romero, and Barbara Betts acting as corresponding secretary. Mr. William Rosenberg was unable to attend.

Mr. Romero started the meeting by suggesting that the Board should go over the By-Laws and clarify some of them. It was decided to do this at a later meeting.

Mr. Young had prepared an Agenda for the meeting, but first asked for approval of the Board for Barbara Betts to be corresponding secretary for the Retreat Landowners' Assoc. Approval was given.

Item 1. Officers for the Board. Mr. Young opened the discussion by offering to resign as Chairman of the Board if it was felt there was any conflict of interest between his duties as Chairman, and his affiliation with Escape Properties. Mr. Angell said he felt the R.L.A. would need the support and cooperation of not only Mr. Young, but also Mr. Romero at least for the time being. It was unanimously decided to retain Mr. Young as Chairman. Mr. Angell then asked for some discussion as to just what the responsibilities of the officers would be. Mr. Romero read the description of duties as set forth in the By-Laws. The need for an efficient communication system between the Directors and the Landowners was mentioned, and also several ideas on how to best handle the Treasurers responsibilities. The officers elected are:
Mr. Lloyd Angell, President
Mr. William Rosenberg, Vice President
Mr. Lloyd Jones, Treasurer

Before the next item on the agenda there was some general discussion about changing the Annual Meeting to sometime in the summer in hopes more landowners could attend. No final decision was made at this time.

Item 2. Mr. Young raised the question as to whether there might be some doubt in peoples minds over who can serve on committees. Although there is only one vote regardless of the number of lots owned or the number of people owning a lot, all members are invited to participate through the various committees.

Item 3. How to co-ordinate information from the various committees to the Board. It was decided that the President would set a time for the Chairman of each committee to submit a report, and also set guidelines as to what specific information is needed from each committee.

Item 5. Discussion of how to assess the present landowners and the new landowners as they come into the Retreat for expenses due now, and future expenses. Mr. Young volunteered to write up a schedule of pro-rated shares. Mr. Romero volunteered to get an itemized statement of expenses for 1972 and to project a basic budget for 1973.

The next meeting was scheduled for April 16, 1973.

Meeting adjourned at 8:30.

Respectfully submitted:
Barbara Betts
Corresponding Secretary

Minutes from the Board of Directors Meeting

April 16, 1973, Escape Properties Office Boulder, Colo.

The meeting of the Board of Directors was opened at 7:15. All members were present.

Mr. Angell opened the meeting with an introduction of each member and guests. There was a brief rundown of all committee members to make sure each member of the Board had their correct address and telephone number. Each member was given an outline of the agenda for the evening.

Item 1. President's report. Mr. Angell expressed appreciation for the fine response from all Committee Chairmen and the good thinking that went into their reports.

Item 2. Mr. John Markham, Chairman of the Roads and Maintenance committee was present to give his report. Since the Organization is fairly new there wasn't a great deal to report, but Mr. Markham did need some information. Mr. Young and Mr. Romero supplied the following details.

1. The R.L.A. owns the roads except for that portion designated as Public Road.
2. The R.L.A. takes over the roads as soon as each filing is approved by the county.

After some discussion it was decided that the Road Maintenance committee should set the level of maintenance for the roads, using these three areas as a guideline--Drainage, Road Surface, and Snow Removal. At this time a motion was made and seconded that the Road Maintenance committee can authorize expenditures up to \$200.00 for emergency situations, and the Chairman can delegate this authority to another member of the committee in the event he is unable to check the situation himself. Motion carried.

Another motion was made and seconded to request the Chairman of the Road Maintenance committee to determine and present all bills to the Board at the next meeting so they can be approved for payment. Motion carried.

A motion made that all bills be directed to the President of the Board, Mr. Angell, and he in turn will direct them to the Chairman of the committees involved. Motion was seconded and carried.

Item 3. Mr. Angell read the following report from the Land and Aquisitions Committee:

It is the recommendation of the Aquisitions committee not to purchase the 20 acres at the west entrance to the Retreat at this time. Some of the factors leading to this decision are:

1. We feel the market value of the property is substantially less than \$110,000.00.
2. The management problems which would be associated with the house and pond.
3. The decision as to the stables and tennis courts to be provided by the developer is still undecided as well as the location and value of these facilities.

The committee feels, however, that it would be advantageous to reconsider the purchase of the property after Mr. Wells' option has expired and after the tennis courts and stable question is settled.

We also recommend that the Board expedite settlement of the tennis courts and stables question as proposed in the last Landowners meeting.

Consider the desirability of requesting the developer to place \$27,500.00 in a savings account on behalf of the Retreat Landowners' Association which act of deposit would thereby release the developer from his obligation to provide tennis courts and stables and that these funds could be used by the R.L.A. at a latter date and for the purposes it decides. A motion was made and seconded to accept the recommendations of the Aquisitions committee. Motion carried.

Mr. Angell said he had discussed this matter with Mr. Wells, and the \$27,500.00 figure was in error. A bid for the tennis courts and stables would run somewhere between \$20,000.00 and \$25,000.00.

A motion was made and seconded to: (1) Put off a decision on the tennis courts and stables until further study can be made. (2) Send a letter to each landowner informing them that the developer will put \$20,000.00 to \$25,000.00 in a fund for general purposes. The motion was amended to add that the letter also indicate that at the Annual meeting the consensus was in favor of deleting the tennis courts and stables. Motion carried. Mr. Rosenberg was appointed to draft the letter.

Item 4. Treasury report. Mr. Jones said he would need legal evidence of the validity of the Organization in order to proceed with the Treasurers duties. Mr. Young said he would furnish the documents needed.

A motion was made and seconded to consider the Structure, Assessment, and Collection of monies for the budget, and pass all three phases at this time. Motion carried.

A motion was made and seconded to make the date of proration for assessments simultaneous with the date of proration of taxes for the year. Motion carried.

A motion was made and seconded to adopt a budget of \$4,200.00 for 1972, and \$7,000.00 for 1973. Motion carried.

Another motion was made and seconded that the \$4,200.00 be distributed among landowners as of 12-31-71 and those landowners that obtained land in 1972 on a pro-rated basis. Each landowner be assessed \$55.00 on a pro-rated basis for 1973. Motion carried.

Mr. Romero volunteered to compute each owners pro-rated share, and work up a billing form.

Item 5. Mr. Angell reported that Mary Howarth, Chairwoman of the Social Committee is making plans for a picnic in July to be combined with a General meeting. The exact date will be announced later.

Respectfully Submitted
Barbara Betts

Meeting adjourned at 10:15.

AGENDA

1. Presidents report
2. Road Maintenance committee report--John Markham, Ch.
3. Facilities Aquisitions & Maintenance report--Bill Jones, Ch.
4. Rules & Regulations committee report--Ted Paull, Ch.
5. Social Committee report--Mary Howarth, Ch.
6. Treasurers report--Lloyd Jones, Treas.
7. Discuss treasurers report:
 - a. Dues structure
 - b. Method of assessing dues
 - c. Communications budget
 - d. Board & Officers expenses--Gasoline, telephone, business, stationery
8. Statement of expenses for 1972 and 1973 as a basis for a budget--Roderic Romero.
9. Schedule for a suggested prorated share on the dues structure--John Young.
10. ACC report--Rosenberg.
11. Questions on By-Laws.
12. Questions on Property Report.
13. Schedule another general meeting.

Minutes from the Board of Directors meeting

May 29, 1973, Escape Properties Office Boulder, Colo.

The third meeting of the Board of Directors was opened at 7:30pm. All members present.

The first report of the evening was the Treasurer's. Mr. Jones reported that a bank account had been set up for the R.L.A. Mr. Angell's and Mr. Jone's signatures will be required on all the checks. Mr. Jones said he had contacted the firm of Gallagher and Harvey about bonding. All the bills for assesment were sent out the first of May, and over 50% have returned their assesment payment. This gave the R.L.A. a bank balance of \$7,603.84. At this point there was discussion on how to handle the delinquent accounts. Rod Romero made a motion that, Mr. Angell prepare a cover letter for a second assesment. Requesting the delinquent landowners to make payment by a certain date, and ask why the bill hasn't been paid. This letter to go out by the first of June. Bill Rosenberg seconded the motion. Motion carried. Bill Rosenberg then made a motion that the third assesment, if necessary, be by personal contact from an R.L.A. landowner to the delinquent owner around the end of June. Rod Romero amended the motion to make the contact about the middle of June. John Young seconded the motion. Motion carried with Mr. Jones oppesing.

Second report from Mr. John Markham, Chairman of the Roads and Maintenance Committee. He reported that at his last visit to the Retreat the roads were all in fine shape. He then stated that he felt there was a lack of communication between the landowners and the Road Maintenance committee and also between the Road Maintenance committee and the Board. He further stated that due to his personal work load he was unable to be at the Retreat as much as he felt the Road Maintenance Chairman should be; this being the prime factor he submitted his resignation as Road Maintenance Committee Chairman. Rod Romero made a motion to accept the resignation of Mr. Markham. Bill Rosenberg seconded the motion. Motion carried.

Third report, the presentation of bills for payment.

1. Bill from Escape Properties for past Road Maintenance. Bill Rosenberg moved that in as much as the former Board of the R.L.A. had obligated the present Board to Escape Properties in the amount of \$3,358.46 as amended by letter of April 3, that this Board shall immediately pay said bill. John Young seconded the motion. Motion carried.
2. Bill from Pendleton Construction for snow removal, \$66.00. John Young moved that the bill be paid. Rod Romero seconded. Motion carried.
3. Bill from Phil Stewart for 42 hours grader work on the roads, and 7 hours cleaning culverts, \$213.00. John Young moved the bill be paid. Bill Rosenberg seconded. Motion carried.
4. Bill from Lloyd Angell for Telephone and travel expenses. Rod Romero moved the bill be paid. Bill Rosenberg seconded. Motion carried.

RLA Board of Directors Meeting
November 23, 1975
page 3 of 3

Adjournment

The next meeting date was set for December 7, 1975 at 12:00pm at Mike Harris' cabin in The Retreat. The meeting was adjourned by Ernie Conrad at 6:10 pm.

Respectfully Submitted,

Marti Hedlund

Marti Hedlund, Secretary

RETREAT LANDOWNERS' ASSOCIATION

Minutes from the Board of Directors Meeting

August 7, 1973, Escape Properties Office Boulder, Colo.

The Board of Directors meeting opened at 7:30pm. All members were present.

The minutes of the previous meeting were reviewed. Bill Rosenberg moved that the minutes be approved. Rod Romero seconded the motion. Motion carried.

First item on the agenda was a report from the Treasurer. Mr. Jones reported that the last statement showed a balance of \$5,144.83. There were 13 names on the delinquent list who had not yet paid their assessments, and 20 new landowners who had not yet been assessed, leaving \$1,922.85 outstanding. Mr. Jones had two small bills to be presented at this meeting. There was some discussion on communicating with the landowners especially in the area of assessments. It was felt the assessment statement should use a more personal approach and let the landowner know just what his money is being used for. Along this same line, was the possibility of making up a brochure for all new landowners. This brochure would explain to them the things the R.L.A. is responsible for, what their assessment is used for, and their obligation toward the R.L.A.

Item 2. Tennis courts and Stables. It was reported that with about 65% of the ballot in, there were about 20% in favor of the Tennis courts and Stables. Rod Romero made a motion that, Mr. Angell write Mr. Wells a letter stating official R.L.A. acceptance of the Tennis courts and Stables and asking that we be kept informed of the development of the said facilities. Bill Rosenberg seconded the motion. Motion carried. Mr. Angell said he would submit a report on the Tennis courts and Stable in the next Newsletter.

At this point in the meeting, Mr. Young brought up the idea that now while the R.L.A. is in the process of growing, it would be a good time to start traditions of a social nature: such as open houses as each cabin is finished and get together to meet neighbors.

Item 3. Road Maintenance. The discussion centered mainly on the necessity of building a solid Road Maintenance Committee to come up with a valid criteria for Road problems, and what we will face with the opening of filings 3,4, and 5.

Item 4. Bills to be paid.

1. Bill from Mr. Angell for \$37.83 for phone calls, copying, and travel expenses. John Young moved the bill be paid. Bill Rosenberg seconded the motion. Motion carried.

2. Bill for road maintenance from Escape Properties for \$30.00. This bill was dated in April and wasn't received until June. Rod Romero moved to pay the bill. Bill Rosenberg seconded the motion. Mr. Jones brought up the question of why wasn't this bill received sooner. When put to a vote, Mr. Jones, Mr. Young, and Mr. Rosenberg voted not to pay the bill.

3. Bill from Ace Rubberstamp Co. for \$11.50. Bill Rosenberg moved the bill be paid. John Young seconded. Motion carried.

Board Meeting, Aug. 7, 1973
3333 Iris, Boulder, Colo.

AGENDA

Minutes of last Board meeting--Barbara Betts

Treasures Report--Lloyd Jones

Communications

Membership dues--New and Old

Tennis Courts and Stables--Ballots--When to be constucted.

Road Maintenance:

New Roads

Old Roads

Share of responsibility

Bills and Expenses--New authorization

Membership Picnic--Aug. 18th.

Adjournment

RETREAT LANDOWNERS' ASSOCIATION ASSESSMENTS NOT PAID
August 7, 1973

Mr. and Mrs. William Breen	88.23	
Mr. and Mrs. Michael Current <i>ed</i>	133.55	
Marjorie Flores	121.89	
Mr. and Mrs. Bernard Formidoni	95.43	(letter)
William F. Kalbac	133.55	
Mr. and Mrs. Donald Kincaid	133.55	
Mr. and Mrs. Gene McCutcheon	98.16	
Joseph Phelps	133.55	
Mr. and Mrs. L. Vernon Rider	62.36	
Michael Sabbeth and Mr. and Mrs. M. Sabbeth	124.80	
Mr. and Mrs. William Walters	75.86	
Mr. and Mrs. Richard Warm	62.36	
	1,263.29	
New list	659.56	
Total	1,922.85	

MINUTES FROM THE BUSINESS MEETING

On August 18, 1973, about 30 members and guests of the R.L.A. met in the Glen Haven Town Hall for a picnic and short business meeting. Everyone enjoyed their picnic lunch, and the chance to get acquainted with other landowners.

At 7:00pm Mr. Lloyd Angell, Chairman of the Board of Directors opened the Business meeting by having everyone introduce themselves and tell where they are from and what lot they own.

Everyone was given a financial report, and Mr. Angell asked if there were any questions regarding the report.

QUESTION: Is the bill from Escape properties up to date?

Mr. Angell: Yes.

QUESTION: Would you explain the bills from Ernest Stille for \$607.00 and the bill from Phil Stewart for \$231.00.

Mr. Angell: The bill from Stille was for road work done in the spring when the roads were damaged by spring rains and run-off. The bill from Phil Stewart was for bringing the roads into top condition. Or, manicuring the roads.

QUESTION: How is each landowner assessed?

Mr. Angell: One owner, one assesment. The assesments are pro-rated on a daily basis.

At this point there were questions on the roads, especially the new roads in filings 3,4, and 5.

QUESTION: At what point do the roads become the responsibility of the R.L.A.?

Mr. Romero: They become the R.L.A.'s responsibility as soon as the County approves them. Mr. Romero pointed out that, although we are responsible for the roads, we can set priorities as to which ones be maintained.

Mr. Angell brought up the fact that there are very few lots sold in filings 3, 4, and 5, placing a heavy load on the R.L.A. Also, when the R.L.A. took over filings 1 and 2 they were 90% and 60% sold. One member expressed the hope that although there might be a conflict here between the Developer and the R.L.A., that we might be able to reach a compromise. Mr. Angell stated there would be a meeting between the Developer and the R.L.A. on the 28th of August to discuss these issues.

QUESTION: What can be done with the Landowners who are delinquent with their assesments?

Mr. Romero: One way is for the Board of Directors to sue for the delinquent payment and get a lien against the property, but a lien cannot be collected unless the property is sold.

QUESTION: If there should be a surplus in the Treasury at the end of the year, what should we do with it?

Mr. Angell: One suggestion might be do use the funds to reduce the 1974 budget.

QUESTION: What decisions are made by the Board of Directors without ratification of all the members?

Mr. Romero: Changes in the By-Laws or something of major importance must be ratified. For example, the Board cannot asses dues of over \$100.00 per year without a general meeting for approval of the members.

Mr. Angell brought the discussion around to the need for people to serve on the Road Maintenance Committee, stating "This is a big

job, with alot of responsibility." Mr. Romero added, "Not only is there alot of work involved, but the Road Maintenance Committee will be responsible for authorizing probably 90% of the R.L.A. budget." Mr. Angell stated "To get an idea of the responsibilities of the Road Maintenance Committee, try to visualize all the roads not just the road to your property. We've been lucky so far because the roads were in good shape to begin with."

QUESTION: Are all the roads done?

Mr. Romero: At least for another year, then there will be more development. The Retreat is a little over half done at this point.

QUESTION: Does Escape Properties own a grader?

Mr. Romero: No. At one time there was a Construction Company at the Retreat and we paid for gas and Phil Stewarts time when the Company wasn't using the grader.

Three possible ideas on this problem were:

1. At some point in time we might be able to pay the Road Maintenance Committee Chairman time and mileage to oversee the roads.
2. Hire some one to oversee the roads at least until there are some permanent residents in the Retreat.
3. Look into the possibility of buying some Road Maintenance equipment.

Mr. Romero emphasized that it is much easier to keep the roads in good condition than it is to allow them to deteriorate and then face major problems. Mr. Angell reminded everyone that the roads are of concern to everyone as they are the only access to their property, and they have had no care since June.

QUESTION: Are the roads in filings 3, 4, and 5 in as good shape as those in filings 1 and 2?

Mr. Romero: It is hard to say at this time.

Mr. Angell we would keep working on these problems and hope for some decisions at the next General Meeting in February. He urged all landowners to make their suggestions known either by calling or writing.

QUESTION: What happened to the 20 Acres for sale at the entrance to the Retreat?

Mr. Angell: The Land and Aquisitions Committee recommended we not buy the property for the following reasons:

1. The price is to high.
2. There would be many maintenance problems involved.
3. In order to make payments on it, the assesment would have to be raised over the \$100.00 limit.

QUESTION: Where do we stand on the Tennis Courts and Stables?

Mr. Angell: With about 65% of the ballots in, there are about 20% in favor of the Tennis Courts and Stables. Since it would take 100% approval to take the money instead of the Tennis Courts and Stables, we will get them. The Land and Aquisitions committee has submitted guidelines for construction of these facilities to me. The committee gave alot of thought to minimizing maintenance costs, since the cost of maintaining Tennis Courts in the mountains can be high. I have passed these specifications on to Mr. Wells. One landowner suggested we offset the cost of maintenance by a use fee for those who use the courts, and that we notify all those who voted for the Tennis Courts to advise them of the maintenance costs. Mr. Angell said he had asked for a stay of time on this issue.

The meeting adjourned at this time. Mr. Angell asked for a round of applause for Mary Howarth, Social Committee Chairman for the fine job she did in getting the picnic together.

POST SCRIPT: Mr. Masters, Mr. Howarth, and Mr. Mrdjenovich signed up to serve on the Road Maintenance Committee. Mr. Howarth will serve as Chairman.

NOTE: The following are the recommendations for the Tennis Courts and Stables:

- I. Construction shall be asthetically pleasing.
 1. Cuts and fills should be kept at a minimum.
 2. The land on which they are located should have only a very slight slope.
 3. Adequate level parking should be provided.
 4. No night lighting should be constructed for the tennis courts.
 5. The design of the stable building should be ecologically proper.
 6. Fencing for the horses should be of pole construction, preferably located where there are some trees.
- II. The size and capacity should be adequate and should allow for future expansion as the size of the Association grows.
 1. There should be a minimum of two tennis courts.
 2. The tennis courts should be of regulation size.
 3. The barn should have a minimum of 20 stalls and 12 individually fenced runs, with at least one large community corral.
 4. Hay storage should be adequate for at least 5 tons.
- III. Construction should be adequate to facilitate economical maintenance and done in a workmanship manner.
 1. Corrals, which will eventually be void of vegetation, should be located on as flat an area as possible.
 2. Tennis courts should be adequately ditched to avoid erosion and surfaced with concrete with regulation fencing.
- IV. The location of the facility should insure maximum use.
 1. The access road should not be too steep.
 2. It should be located so as not to create problems for adjacent landowners; preferably with a good sized buffer zone between the corrals and other property.
- V. The facility should include an adequate well, pump, and watering tank for the horses, as well as adequate sanitary facilities for landowners using the courts and stables.
- VI. All construction shall be done in a workmanship manner.

TREASURER'S REPORT TO RETREAT LANDOWNERS' ASSOCIATION, AUGUST 18, 1973

Income from assessment

\$9,604.33

Expenditures:

5-29 - Caballus Publishers (postage and clerical work)	\$ 14.40
J. Lloyd Jones (printing, clerical supplies, postage, clerical work)	44.77
Joy Jones (clerical work)	16.00
Barbara Betts (postage, Xeroxing)	5.14
Lloyd O. Angell (postage, photo copies, phone)	19.81
Phil Stewart (grader operating, cleaning culverts)	231.00
Escape Properties (road work, snow removal)	3,424.46
6-5 - United Bank (checks)	8.10
7-14 - Ernest C. Stille (installing, cleaning culverts)	607.00
8-7 - Ace-Kauffman (corporation seal)	14.50
Lloyd Angell (phone, postage, photo copies)	<u>37.83</u>
Total Expenditures -	\$4,423.01

Balance on hand, August 16, 1973

\$5,181.32

Assessments outstanding from 4-21 billing -
(12 members)

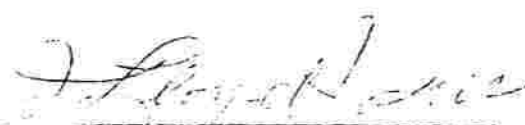
\$1,263.29

New member assessments to be billed -
(20)

659.56

Total assessments outstanding -

\$1,922.85


J. Lloyd Jones, Treasurer
Retreat Landowners' Assn.

Stille Sanitation Service
 Star Route, Box 461 A
 Loveland, Colorado 80537

April 28	- Travel time - 2 hrs.	_____	28.00 ??
	Lot 40 - Tube $\frac{1}{2}$ hr.	_____	7.00
	" 41 - 12" Tube	_____	14.00
	" 71 - Clean out tube	_____	7.00
	" 70 - 12" Culvert - 1 hr.	_____	14.00
	" 69 - Clean out Tube $\frac{1}{2}$ -	_____	7.00
	" 75 - Clean out Tube $\frac{1}{2}$ -	_____	7.00
	" 4 - Clean out Tube $\frac{1}{2}$ -	_____	7.00
	Man labor on all 6 hrs.	_____	36.00
		_____	36.00
May 5	- Clean out tubes & labor	_____	56.00
	Back-hoe - 4 hrs.	_____	48.00
May 9	- 8 hrs labor	_____	70.00
	Back-hoe	_____	18.00
May 10	- labor 3 hrs	_____	42.00
	Back-hoe - 3 hrs.	_____	112.00
May 21	- Back-hoe - 8 hrs.	_____	24.00
	labor - 4 hrs	_____	56.00
May 22	- Lot 6 - Tubes & hoe - 4 hrs.	_____	18.00
	Labor	_____	
			<u>579.00</u>
	Travel time ?		28.00
			<u>607.00</u>

Paid July 14 '73
 L.A.

Minutes from the Board of Directors meeting

December 4, 1973, Escape Properties Office, Boulder, Colorado

The Board of Directors meeting opened at 7:30pm. Mr. John Young and Mr. Bill Rosenberg were unable to attend.

The minutes of the Aug. 7th Board meeting and the Aug. 18th General meeting were reviewed and approved by the Board.

TREASURERS REPORT: Mr. Jones reported there are 150 members on the books, an increase of 42 members since the first billing. All members felt the method of paying bills that was passed at the last Board meeting was working well. Mr. Jones said he had contacted a Bonding Company that would Bond both he and Mr. Angell for three years at \$26.00. The Board approved this arrangement. There was some discussion on Accounting Firms to audit the R.L.A. books.

Bills presented:

Lloyd Angell--\$18.00 Telephone expenses. Board approved payment.

Joy Jones--\$26.58 Printing, clerical work, postage and telephone expenses. Board approved payment.

Wilfred Howarth--\$262.50 Six hours snow removal. Nine hours grading and blade work. Board approved payment.

Lloyd Angell presented a bill from National Construction dating back to last April and May for repair to damaged culverts and road work in the amount of \$362.00. Since the bill was sent nearly 6 months after the work was done, and was made out so poorly it was hard to determine just what had been done; the Board decided to give the bill to Lloyd Jones to be pursued to his satisfaction.

ROAD MAINTENANCE REPORT: Mr. Howarth was present to give the report for the Road maintenance committee. He reported that a grader seemed to be the best piece of equipment for total maintenance of the roads. It does a much better job of removing the snow and can also plane the roads as it clears the snow. Mr. Howarth has found a family in Estes Park who have a grader and are willing to do the road work for the R.L.A. Some grading was done while the roads were soft from the first snow. As they work on the roads and plow for snow, they are keeping a look out for problems that may need to be corrected next spring.

Mr. Howarth projected a plan to go over the roads four times a year for manicuring, two times a year to re-cut ditches and condition the roads. Depending on the snowplowing expenses for the winter, Mr. Howarth hoped some money could be set aside for improvements. It was noted that Escape Properties had already made several corrections in the roads.

Mr. Howarth asked the Board how to handle the problem of small trees and bushes along the road which hindered the grader in several spots. Mr. Romero suggested he write a letter to Doreen Romero specifying the spots where trimming or removal might be necessary for approval. The Board requested that Mr. Howarth prepare an estimated budget for 1974.

At this point the question of protection for R.L.A. landowners was discussed. The Board agreed this was definitely a community problem. Since there aren't enough landowners with cabins built to warrant a full time guard, several suggestions were made that might help the landowners when they decide to build.

Try to build so that the driveway is the only access to the property. Then it could be chained off.

If possible build in an area where the creek will act as a natural barrier.

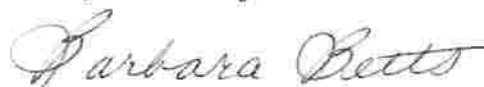
If the landowners want holes dug for posts, several might get together and request the Electric Company to dig them if they are in the area. Or several landowners might get together and rent a powered auger.

A tentative date for the next General meeting was set. Tuesday, February 26th, 1974. Location--Loveland. Further details will be discussed at the next Board meeting. The main issue so far at this meeting will be the election of a new one-year Board member. Rod Romero announced he would be the one-year member to retire upon the election of a new member at the General meeting. The Board will hold in abeyance the decision of which remaining members will serve the two and three year terms. The Board approved. Mr. Angell said he would also like to have the question of an R.L.A. newsletter discussed at the General meeting.

Another Board meeting was set for January 15th to present a projected budget for 1974 and work out details for announcing the February General meeting.

Meeting adjourned at 10:00.

Respectfully Submitted

A handwritten signature in cursive script that reads "Barbara Betts".

Corresponding Secretary

RLA Board Meeting, Dec. 4, 1973
3333 Iris, Boulder, Colo.

Minutes of last board meeting--Barbara Betts

Minutes of last RLA General meeting at Glen Haven--Betts

Communications

Treasurers report--Jones

Roads--Howarth

Kincaid Purchase--Escape Properties

Protection

Bills

Liens

Next RLA General Meeting--date, nominating committees,
proxies, '74 dues.

Next Board meeting

Adjournment

TREASURER'S REPORT TO RETREAT LANDOWNERS' ASSOCIATION, December 4, 1973

Income from assessments \$11,102.85

Expenditures:

5-29	- Caballus Publishers (postage and clerical work)	\$ 14.40
	J. Lloyd Jones (printing, clerical supplies, postage, clerical work)	44.77
	Joy Jones (clerical work)	16.00
	Barbara Betts (postage, Xeroxing)	5.14
	Lloyd O. Angell (postage, photo copies, phone)	19.81
	Phil Stewart (grader operating, cleaning culverts)	231.00
	Escape Properties (road work, snow removal)	3,424.46
6-5	- United Bank (checks)	8.10
7-14	- Ernest C. Stille (installing, cleaning culverts)	607.00
8-7	- Ace-Kauffman (corporation seal)	14.50
	Lloyd Angell (phone, postage, photo copies)	37.83
10-29	- Mary Howarth (groceries, name tags)	15.66
	Glen Haven Association (building rental)	12.00
	Barbara Betts (expenses for picnic)	54.05
	H.P. Advertising Agency (printing)	14.18
	Total Expenditures	\$4,518.90

Balance on hand, December 4, 1973 \$6583.95

RLA Assessments not paid December 4, 1973:

from original assessment:

Formidoni	95.43
Kincaid	133.55

from Sept. 18 mailing:

Mr. and Mrs. Rodney Guy	36.89
Jean R. Hornbuckle	41.06
Robert A. Tutelman	28.58

New list, due 1-15-74	393.85
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Total assessments not paid	\$729.36
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150 member assessments
42 new members since original billing