



RETREAT LANDOWNERS ASSOCIATION, INC.

Board of Directors Meeting
January 17, 1976
10:00 AM

The meeting of the Board was called to order at 10:15AM with all members present. Guests attending were Dennis Bicknell, Wilf Howarth, John Easley, and Bill Babcock.

Ernie opened the meeting by reviewing the Articles of Incorporation (rules for the annual meeting). Meeting procedures were reviewed and proxys were divided among board members unless specifically assigned. No board member may have more than 30% of the proxys. Mike Harris distributed the annual treasurer's report and briefly reviewed it with the board members.

E.P.L. Foreclosure Update

John Easley presented a proposal to the board from Mr. Maitland that would clear the land, provide power, & deed the common areas to the RLA. The proposal would not provide for tennis courts and stables. The lawyers intend to recommend acceptance of the Maitland proposal at the annual meeting. The RLA will need to meet Maitland's bid of \$ 680,000. We can use all the assets of EPL to meet the amount due. In order to secure power a cash contribution will be needed from landowners foreclosed on. If we go to trial the case may not be resolved for several years, whereas this proposal can be settled in a couple months. Discussion followed John Easley's report, with many questions from the board.

Approval of Minutes From Previous Meeting

Ernie Conrad inserted a correction into the minutes that the new board members will not take office immediately, but within thirty days. Bill Rosenberg moved to approve the minutes with the above correction. Dave Hedlund seconded. Motion carried.

Bills

Marti Hedlund submitted a bill for her quarterly salary of \$ 62.50. Ernie submitted a bill for \$ 48.00 expenses. Both bills were approved.

Adjournment

The meeting was adjourned at 11:45 AM. The next board meeting will be Sunday February 1, 1976, at Mike Harris' cabin in The Retreat at 12:00 pm.

Respectfully Submitted,

Marti Hedlund, Corresponding Secretary



RETREAT LANDOWNERS ASSOCIATION, INC.

ANNUAL REPORT

12 months ending December 31, 1975

Cash on hand-12/31/74		\$ 7,535.06
Expenditures during 1975	\$ 6,657.90	
Receipts from assessments		5,972.09
Interest-Savings		<u>151.40</u>
Cash on hand-12/31/75		\$ 7,000.65
Outstanding assessments (19 out of 209 landowners)		(653.06)

1975 Expenditures - by categories:

Road maintenance	\$ 3,942.50
Beetle Control	1,131.00
Office supplies, printing	446.51
Retreat car stickers	240.12
Telephone	159.03
Accounting	150.00
Mileage reimbursement	142.70
Postage	129.09
Legal	125.00
Secretarial services	62.50
Meetings	26.01
Licenses	10.00
Miscellaneous	<u>43.44</u>
	\$ 6,657.90

RETREAT LANDOWNER'S ASSOCIATION
1975 Expenditures - Itemized

1/05	Lloyd Angell	EX	\$ 18.89	7/23	State of Colo.	TL	\$ 5.00
1/05	Lloyd Jones	EX	8.00	8/15	Griffith Const.Co.	RM	2,300.00
1/05	Barbara Betts	EX	5.62	8/15	Bill Rosenberg	EX	27.03
1/05	Bill Rosenberg	EX	15.00	8/15	Marti Hedlund	EX	9.60
1/05	Wilford Howarth	EX	10.02	8/15	Ernie Conrad	EX	53.62
1/05	Colo. Sec. of State	TL	5.00	8/15	Mike Harris	EX	41.23
2/09	Griffith Const. Co.	RM	120.00	8/15	Community Assoc.Inst.	MS	35.00
3/05	Griffith Const. Co.	RM	180.00	8/15	Pratts Office Sup.	OS	22.09
3/26	Lloyd Angell	EX	18.86	8/15	Phil Stewart	RM	62.50
3/26	Barbara Betts	EX	52.54	8/15	Decals of Denver	CS	126.25
3/26	John Spidell	EX	59.77	8/15	Marti Hedlund	EX	25.00
3/26	Thompson-Hoover	AT	150.00	8/15	Lloyd Angell	EX	15.33
3/30	Griffith Const. Co.	RM	160.00	8/15	Woodchuck Industries	BC	282.75
4/12	Griffith Const. Co.	RM	170.00	8/15	Decals of Denver	CS	113.87
4/16	Griffith Const. Co.	RM	200.00	10/26	Bill Rosenberg	EX	16.00
5/09	Woodchuck Industries	BC	282.75	10/26	Mike Harris	EX	9.64
5/09	L.C. Wilson Agency	SB	50.00	10/26	Laurene Nicholl	EX	3.39
5/09	Ernie Conrad	EX	13.60	10/26	Ernie Conrad	EX	70.23
5/09	Barbara Betts	EX	77.44	10/26	Marti Hedlund	EX	62.50
5/09	Bill Rosenberg	EX	13.80	10/26	John M. Franks	LG	25.00
5/09	American Printing	OS	35.13	10/26	John Easley	LG	100.00
5/09	John Spidell	EX	6.40	11/23	Griffith Const.Co.	RM	160.00
5/09	Lloyd Angell	EX	4.77	11/23	Mike Harris	EX	7.95
5/09	Barbara Betts	EX	75.00	11/23	Marti Hedlund	EX	150.00
5/21	E&P Developers	RM	590.00	11/23	Ernie Conrad	EX	11.54
6/29	United Bank-Boulder	MS	6.97	12/07	Escape Prop.Ltd.	OS	26.37
6/29	Woodchuck Industries	BC	282.75	12/07	Lloyd Angell	EX	5.70
6/29	John Spidell	EX	6.50	12/07	Ernie Conrad	EX	4.10
6/29	Lloyd Angell	EX	9.77				
6/29	Ernie Conrad	EX	15.95				
7/15	Woodchuck Industries	BC	282.75				
				TOTAL 1975 EXPENDITURES \$ 6,657.90			

EX - expense reimbursement
TL - taxes and liscenses
RM - road maintenance
BC - beetle control
AT - accounting, audit
SB - surety bond
OS - office supplies, printing
MS - miscellaneous

CS - car stickers
LG - legal fees



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

February 1, 1976

The meeting was called to order at 12:25 PM. All members were present. Marrin Conrad, guest, arrived later.

ANNOUNCEMENTS

Ernie Conrad announced that an accident occurred by the Retreat front entrance last week. Also, the Forest Service has opened the Trailhead to public cutting.

SECRETARY REPORT

Marti Hedlund announced her resignation at the end of the third quarter, which is April 1, 1976. This should give more than adequate time for the president to find a replacement. Marti will be resuming her pursuit of career interests this Spring, so is no longer available.

Dave Hedlund motioned that the minutes of the previous meeting be approved. Wilf Howarth seconded. Motion carried.

TREASURER REPORT

Mike Harris reported that the treasury is virtually unchanged since the annual meeting. \$ 1500 has been received to date this year. New assessments paid account for \$ 1200, past due assessments equal \$ 102.63, and \$ 272 was received for annual meeting dinners. Mike will send letters for past due assessments. Mike would like to entertain the idea of attaching a late fee. Discussion occurred.

Mike motioned to approve the special assessment to settle the foreclosure suit when it is submitted by John Easley for payment on the common area. Joe Jackson seconded. Motion carried. Wilf Howarth motioned to approve the treasurer's report as read. Joe Jackson seconded. Motion carried.

ROAD MAINTENANCE

No money has been spent on snow removal yet this year, reports Wilf, so there may be more money for improvements. The procedure for repairing signs was then discussed. Dave Hedlund felt posts could be secured from Smith's saw mill at a reasonable price. It was decided to obtain the speed limit signs from the county and post 20mph instead of 15mph. Ernie felt a 15T load limit sign should be placed by the bridge.

BEEBLE CONTROL

Dave Hedlund, chairperson, reported that the beetle trees will be flagged by his committee when the trees first turn. Cutting should be delayed as long as possible so that the cutting crew is sure to get all the trees. He felt that the second week in June is the appropriate time for marking trees, and cutting and spraying in the first two weeks in July. Dave will contract a wood company, as he is not available to do it himself.

Discussion occurred on beetle control. Ernie wanted the trees marked earlier. Discussion also occurred about cutting trees next to power lines. Ernie suggested cutting power line trees under Road Maintenance. More discussion. Dave will have more precise recommendations at the next meeting.

THE RETREAT LANDOWNER'S ASSOCIATION

Board of Directors Meeting

February 1, 1976

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ELECTION OF OFFICERS

Nominations for president opened. Mike Harris nominated Ernie Conrad. Wilf Howarth seconded. Mike moved to close nominations. Dave Hedlund seconded. Motion carried unanimously. Ernie will continue as president.

Nominations opened for vice president. Wilf Howarth nominated Joe Jackson. Dave Hedlund seconded. There were no other nominations. Joe Jackson is the new vice-president.

Nominations opened for secretary-treasurer. Joe Jackson nominated Mike Harris. Dave Hedlund seconded. There were no other nominations. Mike Harris was approved for secretary-treasurer.

Wilf Howarth was selected as co-signer on checks written by the R.L.A. His signature will replace Lloyd Angell's. Ernie Conrad then read the duties of the officers from the book of by-laws.

NEWSLETTER COMMITTEE

Ernie Conrad reported that Marrin Conrad is newsletter chairperson and Marg Hjelmstad will assist her. The newsletter will be sent out May 15. Two will be sent this year. \$ 500 is in the budget, not including postage. Discussion occurred about different topics of interest for the newsletter. Many suggestions were made. Marrin will present a list of newsletter headings at the next meeting.

SUMMER MEETING DISCUSSION

Ernie Conrad reported that the summer meeting will be a "bring your own everything" barbeque. The date of August 14th, 1976 was established by the board. Ernie suggested having the meeting from 11:00 - 1:00PM and the barbeque from 1:00 - 3:00. Ernie will try to secure the town hall in GlenHaven, but will also ask cabin owners if they are interested in providing the meeting place.

LEGAL DISCUSSION

John Easley was not present for a legal discussion. Ernie reported that the people affected by the foreclosure have received letters from John Easley regarding Maitland's proposal.

A.C.C. REPORT

Dennis was not present to give a report.

BILLS

Marti Hedlund submitted an expense bill for expenses from October to January for \$ 147.42. Mike Harris submitted an expense bill for \$ 21.30. Bills were approved.

ADJOURNMENT

The meeting was adjourned at 3:00PM. The next meeting will be Sunday, March 28, 1976 at noon at Mike Harris' cabin in The Retreat.

Respectfully Submitted,


Marti Hedlund, Corr. Sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

March 28, 1976

The meeting was called to order at 12:20 PM. All members were present except for Wilf Howarth.

ANNOUNCEMENTS

Ernie Conrad reported that there had been a fire on lots 1 and 2 filing 2 of the Retreat which also burned 25 acres of forest land. There was a letter from Dr. Bennett, owner of lots 1 and 2, filing 2, thanking all who helped to fight the fire on his land.

The summer meeting is tentatively set for August 14 at 10 AM. It will be held at the Glen Haven Town Hall which requires a \$15 donation.

A gift was presented to Marti Hedlund upon her resignation as Corresponding Secretary. She was thanked for a job well done.

NEWSLETTER

Marrin Conrad reported that the format for the newsletter has been completed. It will contain stories of interest and reports from all committee heads. The newsletter committee will handle the mailing.

SECRETARY REPORT

Marcella Bicknell will be the new Corresponding Secretary replacing Marti Hedlund who has resigned. Ernie Conrad reviewed the minutes of the previous meeting. Mike Harris moved that the minutes of the previous meeting be approved. Joe Jackson seconded. Motion carried.

BETTER CONTROL

Dave Hedlund reported that 165 beetle diseased trees have been marked with red paint; also 15 trees in the power lines will be marked with yellow paint. These 15 will be cut and treated under Road Maintenance. Wood cutting contractors are expected to submit bids for the cutting and treating of affected trees. Ernie will send a letter concerning beetle control to all landowners with affected trees on their property.

Seedling trees for planting, along with plant food tablets, have been ordered from the Longmont Soil Conservation Service. These include Ponderosa Pine, Blue Spruce, and Douglas Fir. Planting is recommended during April and May. Dave Hedlund is to buy 100 pounds of grass seed for planting.

ROAD MAINTAINANCE

Wilf Howarth was ill. Ernie Conrad reported that the roads have been plowed twice. Wilf is to replace damaged signs and poles, also paint all the signs and supervise the removal of the 15 trees in the power lines. This work can be done well within the budget.

TREASURER REPORT

Mike Harris submitted the treasurer's report showing a cash balance of \$7,315.78. Assessment for 1976 have been paid by 47 landowners. Uncollected assessments in the amount of \$500.43 for years 1975 and before for 17 landowners were listed by the treasurer. Dave Hedlund moved to approve the treasurer's report. Joe Jackson seconded. Motion Approved.

THE RETREAT LANDOWNER'S ASSOCIATION

BOARD of DIRECTORS MEETING

March 28, 1976

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The books have been submitted for audit to a Boulder C.P.A. who will also prepare Form 990. The President signed a form for an annual report. A new bank signature card was prepared, a copy is attached to these minutes. The treasurer will mail reminders April 1st that unpaid 1976 assessments were due April 1st and become delinquent May 1st.

COMMON AREAS DISCUSSION

Ernie Conrad is trying to get the common areas deeded to the RLA and it will be necessary to redeem the 1974 taxes of \$93.26. Three of the common areas have never been assessed. The remaining common areas are assessed at \$2100. The 1975 taxes are \$158; the 1976 taxes are estimated at \$250. Ernie will try to get the assessed values reduced. A discussion on title insurance for the common areas indicated it would cost about \$50. Mike moved to disperse funds as necessary to pay taxes on the common areas. Dave Hedlund seconded. Motion carried.

RLA LIABILITY INSURANCE REPORT

Joe Jackson reported that he has made inquiries of insurance companies into obtaining liability insurance for the RLA. This insurance would cover the RLA, board members and committee heads in the event of a law suit. The Allstate Insurance Co. estimates a cost of \$500. An unnamed co. would like to see a copy of the RLA by-laws before submitting an estimate. Ernie read Article II of the by-laws. It was decided that bids must be submitted to see if the budget would allow this expense. A straw vote was taken with the result that Joe Jackson pursue the matter.

LEGAL REPORT

John Easley was not present. Ernie said that the legal action on foreclosures should be finalized on March 29. Maitland will receive the vacant lots and undeveloped land (not part of the Retreat). The power situation is uncertain. Extra money will be used to bring in power as far as possible. John Easley will submit a written report when it is completed.

BILLS

Ernie Conrad submitted an expense bill for \$55.48. Mike Harris submitted an expense bill for \$20.12. Joe Jackson submitted an expense bill for \$33.43. Marti Hedlund was paid \$62.50 for services as corresponding secretary from January through March. Bills were approved.

A.C.C. REPORT

Dennis Bicknell reported that an A.C.C. meeting was held. Two building applications and one driveway application have been approved.

ADJOURNMENT

The meeting was adjourned at 2:45PM. The next meeting will be held on Saturday, May 15, 1976 at 4:00PM at the home of Ernie Conrad in Estes Park.

Respectfully Submitted
Marcella Bicknell
Marcella Bicknell, Corr. Sec.

THE RETREAT LANDOWNER'S ASSOCIATION



BOARD of DIRECTORS MEETING

March 28, 1976

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Attached below is the new bank signature card.

BOARD OF DIRECTORS
RESOLUTION OF RETREAT LANDOWNERS ASSOC.

I hereby certify: that I am the duly elected and qualified secretary of the above named corporation organized and existing under the laws of COLORADO; that the following is a true and correct copy of certain resolution duly adopted at a meeting of the board held on MARCH 28, 1976 at which a quorum was at all times present and voting; that such resolutions have not been rescinded, modified or amended, and are now in full force and effect; and that such resolutions appear in the minute book of the corporation;

"RESOLVED, that United Bank of Boulder is hereby designated a depository for this corporation's funds and that orders for the payment of money and other negotiable instruments may be endorsed for cash or deposit by any of the officers of the corporation or its agents, which endorsement can either be in writing or by stamp without designation of the so endorsing, and further,

"RESOLVED, for the purpose of withdrawal of the corporation's funds, United Bank of Boulder is authorized and directed to honor all checks and other orders for the payment of money drawn in this corporation's name (including those drawn to bearer, or cash, or to the individual order of any person whose name appears thereon as signer when signed by any (one, two, etc.) TWO of the following:

Name	Title	Name	Title
<u>ERNIE CONRAD</u>	<u>Pres.</u>	<u>WILF HOWARTH</u>	<u>BOARD MEMBER</u>
<u>MICHAEL HARRIS</u>	<u>TREAS.</u>		

"RESOLVED, that the authority of aforesaid officers conferred by the foregoing resolutions shall continue until notice in writing terminating such authority shall be received by United Bank of Boulder, and shall be noted upon the certified copy of these resolutions delivered to said bank; and that all similar resolutions heretofore delivered to the bank are hereby rescinded and cancelled effective upon the delivery of a certified copy of these resolutions to the bank and the notation by the bank of the receipt of such copy upon the bank's copy of such similar prior resolutions."

I further certify that each of the persons above named has been duly elected to and presently holds the office set forth opposite his name, and that the signatures appearing on signature cards delivered to the bank are the genuine signatures of the respective individuals.

WITNESS, my hand and the seal of said corporation this day of MARCH 28, 1976

Michael W. Harris
Secretary - Treasurer

(Corporate Seal)



RETREAT LANDOWNERS ASSOCIATION, INC.

THE 1976 BOARD OF DIRECTORS

	<u>Phone</u>
Ernie Conrad, president Box 28 GlenHaven, Col. 80532	Bus. 586-5929 Home 586-2804
Joe Jackson, Vice Pres. 1403 S. Lipan Denver, Col. 80223	Bus. 722-7019 Home 838-7869
Mike Harris, Sec - treas. 2144 17th St. Boulder, Col. 80302	Home 443-8318
Wilfred Howarth 154 First St. Box 1193 Estes Park, Col. 80517	Bus. 586-2158 Home 586-4641
Dave Hedlund Box 71 GlenHaven, Col. 80532	-----



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

May 15, 1976

The meeting was called to order at 4:20pm. All members were present except Dave Hedlund.

ANNOUNCEMENTS

Ernie Conrad gave an outline of interesting and relative material from a booklet called HOMEOWNER AND THE COMMUNITY ASSOCIATION. He asked all members to read the booklet to see if the RLA should buy copies for all landowners at 65¢ a copy or just take relative information from the booklet to send to the landowners.

The deed for the common areas has been secured and recorded with the county. The deed is from Escape Properties to the RLA. The assessed values of the common areas have been reduced from \$3500 in 1975 to \$1150 for 1976. The back taxes have been paid and all tax records sent to Mike Harris. The deed and assessed valuation letter will be kept in the minutes record book.

Secretary Report

Marcella Bicknell gave a summary of the minutes from the last meeting. Mike Harris moved to approve the minutes. Ernie Conrad seconded. Minutes were approved.

Beetle Control and Landscape Maintenance

Dave Hedlund was not present. Ernie reported that 240 seedling trees have been planted in the Retreat, also 60-70 pounds of the 100 pounds of grass seed purchased has been spread.

Invitation to bid on 1976 beetle control was sent to 9 bidders. Invitation was prepared with forest service help. A copy of the invitation to bid, which details the procedure to follow, is attached to these minutes. Ernie Conrad, a forest service man and Wilf Howarth will observe the work while in progress.

Bids were received from three bidders and opened by Ernie Conrad. The bids were as follows; Rich Flowers, \$11 per tree or \$1683 total; Skip Peck, \$7 per tree or \$1071 total, Troy Allen, \$1.50 per tree or \$229.50 total. A discussion on the bids followed. The cut wood will not be stored in The Retreat. Copper Hill Ct. and lot 13, filing 5 will be cleared of last year's cut wood. Mike Harris moved to award the beetle control program to Troy Allen at the rate of \$1.50 per tree or \$229.50 total. Wilf Howarth seconded. The motion was approved. It was agreed to pay Allen in two installments. One on June 27 of \$129.50 and the balance upon completion of the contract.

LEGAL REPORT

John Easley reported that the foreclosure has been settled, the stipulations signed and formal dismissal will be in the near future. Also, the MLC deed of trust has been released. A contract has been signed in the name of the RLA for installation of power at a set price of \$78,000. Power installation should begin by the end of May. Cutting of trees for the installation of power will cost \$1000. There are no provisions for removal of cut trees as yet. Ernie read the report of the foreclosure from the format of the newsletter. John Easley thought it was well done. Mike asked if the RLA can use lien rights to collect delinquent assessments. Easley said that the RLA has no lien rights.

TREASURER'S REPORT

TREASURER'S REPORT

6/27/76
COC
LKY
WTH

Mike Harris submitted a treasurer's report showing accash balance of \$8,780.71. Cash disbursements for the period of 3/27/76 to 5/14/76 amounted to \$840.07. Expenditures for the year 1976 to date amounted to \$2,598.05. Assessments for 1976 have been paid by 104 landowners. The audit of the books has been completed. One mistake regarding the 1974 IRS form 990 was found; it was corrected by filing an amended form 990 for 1974. The amended form and the form 990 for 1975 will be mailed today. The assessed value by audit of the RLA was \$7653. A slight error was found in the figures presented at the annual meeting. This error was due to a mistake in addition. It will be corrected. It was suggested that some of the RLA money be put into a savings account. This action would need a board resolution. Mike will look further into this matter. The report was approved.

NEWSLETTER

Marrin Conrad reported that the newsletter is ready to be printed. She showed the format to the board members. It was decided to use first class mail for the newsletter. Wilf Howarth moved that the newsletter be approved and sent for printing. Joe Jackson seconded. Motion was approved.

ROAD MAINTAINANCE

Wilf Howarth reported that we have experienced a mild winter and to date \$425 of the budgeted \$2000 has been used for snow removal. He pointed out that there is still a possibility of snow in May or early June. Griffith Contractors has been contacted for the spring maintainance. Other spring maintainance will include; 2 new culverts, repainting signs, putting up new signs and replacing any damaged sign poles. The removal of dangerous trees along the roads and power lines (including green beetle trees) has been done. Ernie reported a culvert with a hole in it on Miller Fork Rd. between Hedlund's and Bicknell's property. The report was approved.

RLA LIABILITY INSURANCE

Joe Jackson reported the the Duran Excess Underwriters, Inc. estimates the cost of liability insurance for the RLA at \$500. This estimate is the same as that received from Allstate. The application from the Duran Excess Underwriters, Inc. will be returned for a firm bid. Several other possibilities will be investigated by John Easley and Mike Harris.

ACC

Dennis Bicknell reported that there has been one cabin approval given since the last meeting and one pending.

NEW BUSINESS

The summer meeting will be held on August 14, 1976 at 10am at the Glen Haven Town Hall. There will be a Board of Directors meeting at 8:30am on the same date.

Bills

Expence bills are as follows; Ernie Conrad \$51.95; Wilf Howarth \$6.20; Marrin Conrad \$200 balance on newsletter; Marcella Bicknell \$38.71; Glen Haven General Store- refreshments \$6.65; Mike Harris \$48.60; Paul Howarth \$350.00-removal of power line trees; Accountant \$225-audit and 2 IRS 990 forms. Mike Harris moved that the bills be approved. Ernie Conrad seconded. Motion approved.

ADJOURNMENT

The meeting was adjourned at 7:15pm. The next meeting will be held on Sunday, June 27, 1976 at 5pm at the Holiday Inn in Estes Park.

Respectfully Submitted

Marcella Bicknell, Cor. Sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT

May 15, 1976

Cash on hand-United Bank, Boulder (3/27/76) \$ 7,315.78

Cash Disbursements: (for period 3/27/76 to 5/14/76)

3/28	Michael Harris	(expenses)	\$ 20.12
3/28	Joe Jackson	(expenses)	33.40
3/28	Ernie Conrad	(expenses)	55.48
3/28	Marti Hedlund	(sec. services)	62.50
3/28	Marrin Conrad	(newsletter advance)	50.00
4/08	Colo. Sec. of State	(annual fee)	5.00
4/09	Marti Hedlund	(expenses)	98.97
4/20	Griffith Constr. Co.	(road maint)	262.50
4/29	Larimer Cty. Treas.	(prop. taxes)	158.84
4/29	United Bank	(cashier ck.-prop. taxes)	93.26
			<u>\$ 840.07</u>

Cash Receipts:

Receipts from 1976 assessments	\$ 2,280.00
Receipts from past due assessments	<u>25.00</u>

Cash on hand-United Bank, Boulder (5/14/76) \$ 8,780.71

1976 Expenditures (to date)- by categories:

Road Maint.	\$ 425.00	Secretary services	\$ 125.00
Landscape	103.54	Liscenses & taxes	257.10
Printing, supplies	101.86	Meetings	395.25 123
Telephone	64.70	Mileage reimburse.	65.90
Newsletter	50.00	Miscellaneous	2.78
Postage	35.02		
Legal	<u>1,163.90</u>		
		TOTAL EXPENSES	<u><u>\$ 2,518.05</u></u>

\$ 2,790.05	Total expenses
+ 11.60	Adjusting entry (D.Hedlund-reimb. trees)
- 10.48	Adjusting entry (M.Hedlund-credit on advan
<u>\$ 2,791.17</u>	Total cash disbursements (to date)
+ 272.00	Meal reimb. - annual meeting (Jan 76)



RETREAT LANDOWNERS ASSOCIATION, INC.

UNCOLLECTED ASSESSMENTS

As of May 15, 1976

<u>PROPERTY OWNER'S NAME</u>	<u>1975</u>	<u>1974</u>	<u>1973</u>	<u>TOTAL</u>
1. Mr./Mrs. Michael Current	\$ 25.00			\$ 25.00
2. Mr./Mrs. H. E. Dayton	25.00			25.00
3. Mr./Mrs. Thomas Funsten	25.00			25.00
4. Mr./Mrs. Mark C. Harker	18.75			18.75
5. Mr./Mrs. Karl Heister	25.00			25.00
6. Jean R. Hornbuckle	25.00	36.13	21.06	82.19
7. Talmadge H. Hunt	25.00			25.00
8. J. Goldstandt & K. Hurst	25.00			25.00
9. Mr./Mrs. Richard Martin	20.83			20.83
10. Mr./Mrs. Ted Morrison	25.00			25.00
11. Dr./Mrs. Daniel McAlees	25.00			25.00
12. Mr./Mrs. Elvin McDowell	25.00			25.00
13. Mr./Mrs. Bruce Slade	25.00			25.00
14. Timothy P. Sullivan	25.00			25.00
15. Mr. Bruce A. Vezina	---	53.66		53.66
16. Caryl A. Wessel	25.00			25.00
17. Mr./Mrs. Chas. Wilkinson	25.00			25.00
	<u>\$ 364.58</u>	<u>\$ 89.79</u>	<u>\$ 21.06</u>	<u>\$ 475.43</u>



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

June 27, 1976

The meeting was called to order at 6:45 pm. All members were present.

SECRETARY REPORT

A typographical error in the treasurer's report of the previous meeting was corrected. This was initiated by five board members. The minutes of the previous meeting were approved.

TREASURER REPORT

Mike Harris submitted a report which is attached to these minutes. Mike Harris made a motion that the board of directors pass a resolution to authorize the opening of a savings account at the United Bank of Boulder with the signers being Mike Harris, Ernie Conrad and Wilf Howarth. Withdrawals would require any two of the above signature. Dave Hedlund seconded the motion. The motion was approved. Savings signature card is attached to these minutes. It was decided to deposit \$5000. Wilf Howarth made a motion to approve the treasurer's report. Joe Jackson seconded. The report was approved.

BEETLE CONTROL

Ernie read the letter accepting the bid of Troy Allen. The beetle control program is operating ahead of schedule. Approximately 150 trees have been downed and sprayed. It is anticipated that there will be approximately 60 inaccessible trees. Joe Jackson made a motion that the RLA pay \$3 per tree for treatment of inaccessible trees. Wilf Howarth seconded. The motion was approved. A letter stating that Troy Allen is the authorized tree cutter for the Retreat has been sent to the Sheriff and the district Forester, also one has been given to Mr. Allen to identify himself to any landowners. A letter explaining the beetle control program has been sent to affected landowners. There was a discussion on the pros and cons of having the Miller Fork Creek stocked by the state. Joe Jackson made a motion that Ernie, as president of the RLA, contact the Division of Wildlife and negotiate a contract between the RLA and the state of Colorado to have the Miller Fork Creek stocked for one year. Dave Hedlund seconded. The motion was passed.

ROAD MAINTAINANCE

Wilf Howarth reported that there have been no changes in road maintainance since the last meeting. It was decided that Wilf can hire some help in putting up signs if necessary. Ernie reported that the bridge at the entrance has been sprayed with penta chlorophenol by the Forest Service. He suggests that the RLA consider replacing the wheel boards on the bridge. There was a discussion on the danger of the narrow approach at the entrance of the Retreat. Ernie suggested posting a warning sign. Joe Jackson suggested looking into the possibility of moving the road to the east-at the burned out cabin-at some future date.

INSURANCE REPORT

Joe Jackson reported that applications for liability insurance have been completed and returned to the Duran Excess Underwriters, Inc. and to Allstate. The estimated cost will be approximately \$500 per year. Ernie suggested having one million dollar coverage. The possibility of using general liability was investigated and found to be inadequate for this type of coverage. Joe Jackson made a motion that the first company willing to write the policy be accepted by the RLA at a cost of approximately \$500. Wilf Howarth seconded. Motion passed. It was decided that Mike Harris keep the insurance policy.

NEWSLETTER

No report submitted.

THE RETREAT LANDOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

June 27, 1976

SUMMER MEETING

The summer meeting will be held on August 14 at 10am at the Glen Haven Town Hall. The board will meet on the same day at 8:30 am. An Agenda will be sent to all landowners. It was decided that Ernie take the necessary steps to file an affidavit to have the articles of incorporation and the by-laws duly recorded.

ACC REPORT

Dennis Bicknell submitted a written report stating that there have been several requests for applications with one completed application being approved. A Modified application form is in use.

BILLS

All bills were read and approved. Mike made a motion that the RLA continue with another year's membership in the CAI (Community Association Institute) at a cost of \$50. Joe Jackson seconded. The motion was approved.

ADJOURNMENT

The meeting was adjourned at 8:15 pm.

Respectfully Submitted

Marcella Bicknell
Marcella Bicknell, Corr. Sec.

		SAVINGS	
two signatures required			
I hereby agree that this account shall be governed by the by-laws, rules and regulations of United Bank of Boulder in force from time to time and shall be subject to any and all service charges now or hereafter established.			
MR. <input type="checkbox"/>	1. MISS <input type="checkbox"/>	<i>Ernest D. Conrad Jr.</i>	<i>Ernest D. Conrad Jr.</i>
(SIGNATURE)			(TAX IDENTIFICATION NUMBER)
MR. <input type="checkbox"/>	2. MISS <input type="checkbox"/>	<i>WILFRED H. HOWARTH</i>	<i>Wilfred H. Howarth</i>
(SIGNATURE)			(TAX IDENTIFICATION NUMBER)
(RESIDENCE ADDRESS)		(CITY AND ZONE)	(TELEPHONE)
<i>96 2144-17th St, Boulder, Colo 80502</i>			<i>443-8318</i>
(BUSINESS ADDRESS)			
<i>RETREAT LANDOWNERS ASSOC. INC.</i>			
(ACCOUNT FORMERLY WITH BANK AND BRANCH)			
<i>TAX ID# 23-7315351</i>			
(INTRODUCED BY)			
(DATE OPENED)	(OPENED BY)	(DATE THIS CARD RECEIVED)	(INITIAL DEPOSIT)
			<i>\$5,000.00</i>



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT

June 27, 1976

Cash on hand-United Bank, Boulder (5/15/76) \$ 8,780.71

Cash Disbursements: (for period 5/15/76 to 6/27/76)

5/15 Paul T. Howarth (road maint.)	\$ 350.00
5/15 Rhode, Titchnal, etal (accounting)	225.00
5/15 Mike Harris (expenses)	48.60
5/15 Wilfred Howarth (expenses)	6.20
5/15 Marcella Bicknell (expenses)	38.71
5/15 Marrin Conrad (newsletter)	200.00
5/15 Glen Haven General Store (meetings)	6.65
5/15 Ernie Conrad (expenses)	51.95
	<u>\$ 927.11</u>

Cash Receipts: (for period 5/15/76 to 6/27/76)

Receipts from 1976 assessments	\$ 1,440.00
Receipts from past due assessments	50.00
Wilson Agency (surety bond-overpayment)	50.00
Troy Allen (beetle control-performance bond)	100.00
	<u>\$ 1,640.00</u>

Cash on hand-United Bank, Boulder (6/26/76) \$ 9,493.60

1976 Expenditures (to date)-by categories:

Road Maint.	\$ 775.00	Secretary services	\$ 125.00
Landscape	106.04	Liscenses & taxes	257.10
Printing, supplies	137.76	Meetings	129.90
Telephone	81.48	Mileage reimburse.	117.70
Newsletter	250.00	Miscellaneous	2.78
Postage	73.50		
Legal	1,388.90	TOTAL EXPENSES	<u>\$ 3,445.16</u>
		(to date)	



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

August 14, 1976

The meeting was called to order at 9:30 am. All members were present.

SECRETARY REPORT

The minutes of the previous meeting were approved.

TREASURER REPORT

Mike Harris reported that the RLA has a total of \$9,369.22.

BEEBLE CONTROL

Ernie Conrad reported that all diseased trees have been cut and sprayed.

ROADS

Ernie reported on the condition of the roads following the flood of July 31. Dunraven Glade, Streamside Drive and Black Creek Road sustained heavy damage. Biser Excavation has been authorized to make emergency use roads through Streamside Dr. and Dunraven Glade at a cost of approximately \$3000. A representative of the Job Corps accompanied the board members on a tour of the damaged area. The Job Corps will give an estimate on the number of man hours necessary to repair the damage. The Job Corps supplies the man hours but the RLA must supply the materials. Many new culverts will be needed, especially a 6 foot culvert for the rear entrance and an 8 foot culvert for the main entrance. It may be possible to obtain these two culverts from the county at no charge. The original forms for a Federal Grant have been completed in an effort to obtain financial aide in repairing the damage, and several other sources of financial aide are being investigated.

A discussion of the work that Ernie Conrad has done in The Retreat in the aftermath of the flood was held. With the additional work necessary to rehabilitate The Retreat, it was decided to bring Ernie Conrad's situation up for discussion at the special summer meeting.

The Larimer County assessor indicated that the 1976 property taxes will be reduced in general and probably further reductions to flood damaged property.

LIABILITY INSURANCE

Insurance was obtained from The Hawkeye-Security Insurance Co. for \$500,000 Liability coverage and \$100,000 property damage at a cost of \$121.00 per year. The address of the company follows.
Frontier Agency, Inc.
8250 Smith Rd.
Denver Colo. 80207
The policy went into effect on June 29, 1976.

Bills

Accountant Fee- \$50, Troy Allen, woodcutter- \$520. All bills were read and approved. *MARCELLA BICKNELL - 378-23* *ERNE CONRAD - 4110*

Adjournment

The meeting was adjourned at 12:45 pm.

Respectfully Submitted

Marcella Bicknell
Marcella Bicknell, Corr. Sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

August 21, 1976

The meeting was called to order at 9AM. All members were present.

Ernie Conrad reported that the RLA has applied to the Federal Disaster Assistance Agency for aid in rebuilding the flood damaged roads in The Retreat. A representative of this agency will meet with Ernie on Monday August 23 to view the damaged areas and establish a man hour and cost estimate. Machinery necessary to repair the damage is as follows; 1-D-7 caterpillar, 1-977 tractor loader, 1-12 yard dump truck, 1-6 yard dump truck, 1-case 350 hoe, and 1-caterpillar 12 motor grader. The estimated cost of this machinery is \$150 to \$300 per hour for a time period of approximately 6 weeks. A second checking account will be established to handle the funds for flood repair. Landowners with flood damage can apply for a grant or loan from The FDAA in Loveland. Secondary homes are eligible for this aid. The Army Corps of Engineers will remove debris from private lots if a Right of Entry Agreement is signed.

BILLS

Doty Construction-\$615; Biser Excavation-\$2352, Edwards Excavation \$537.50, Holiday Inn-\$118.60 All bills were approved.

ADJOURNMENT

The meeting adjourned at 10AM.

The Board of Directors meeting reconvened at 2:30PM. Walter Belz, the new board member, was present.

The board passed an HUD and FDAA "Designation of Applicants Local Agent" resolution naming Ernest D. Conrad, Jr. to represent the RLA for federal assistance programs.

The board negotiated \$1000 per month for 2½ months as retainer fee for the RLA local agent.

ADJOURNMENT

The meeting adjourned at 4PM. The next board meeting will be held on September ~~18~~ at ~~4PM~~ at Bicknell's cabin in The Retreat.

19 10AM

Respectfully Submitted

Marcella Bicknell

Marcella Bicknell, Corr. Sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT

August 21, 1976

Cash on hand-United Bank of Boulder (6/27/76) \$ 9,493.60

Cash Disbursements: (for period 6/27/76 to 8/20/76)

6/27	Troy Allen (beetle control)	\$ 129.50
6/27	Michael Harris (expenses)	21.95
6/27	Alpental Inn (meeting)	58.47
6/27	Glen Haven Assoc. (donation)	15.00
6/27	Joseph Jackson (expenses)	40.00
6/27	Marcella Bicknell (expenses)	20.00
6/27	Ernie Conrad (expenses)	31.96
6/27	Community Assoc. Inst. (dues)	50.00
6/27	Marcella Bicknell (sec. services)	62.50
6/29	United Bank of Boulder (Savings)	5,000.00
8/14	Troy Allen (beetle control)	520.00
8/14	Ernie Conrad (expenses)	110.00
8/14	Marcella Bicknell (expenses)	75.43
8/14	Frontier Agency, Inc. (insur.)	121.00
8/14	Rhode, Titchnal, et al (accting)	50.00
		<u>\$ 6,305.81</u>

Cash Receipts: (for period 6/27/76 to 8/20/76)

Receipts from 1976 assessments	\$ 360.00
Receipts from past due assessments	25.00
	<u>\$ 385.00</u>

Cash on hand-United Bank of Boulder (8/20/76) \$ 3,572.79
Savings Account-United Bank, Boulder (8/20/76) \$ 5,000.00

1976 Expenditures (to date) - by categories:

Road Maint.	\$ 775.00	Secretary services	\$ 195.15
Landscape maint.	755.54	Liscenses & taxes	257.10
Printing, supplies	183.19	Meetings	188.37
Telephone	152.28	Mileage reimburse.	222.10
Newsletter	250.00	Miscellaneous	67.78
Postage	144.56		
Legal & Accting.	1,438.90	TOTAL EXPENSES	<u>\$ 4,629.97</u>
		(to date)	



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

September 19, 1976

The meeting was called to order at 11 AM. All members were present except Wilf Howarth.

ANNOUNCEMENTS

Ernie announced that the road blocks into the area will continue until October 15. The Elk hunting season will be from Oct. 30 to Nov. 6. Ernie is now divorced and must sell his lot in the Retreat for the divorce settlement. Mike Harris explained that the by-laws state that board members must be landowners.

Waster Belz reported that the Whitney's of lot 6 filing 2 have complained about the logs stacked in the cul-de-sac near their cabin. The members examined the map in order to find another area for these logs. They could find no other alternative but to leave the logs in their present location.

SECRETARY REPORT

Mike Harris moved that the minutes of the previous board meeting be accepted. Joe Jackson seconded. The minutes were approved.

TREASURER'S REPORT

Mike Harris reviewed a written treasurer's report which is attached to these minutes. The \$50 assessments are coming in slowly but steadily. Ernie suggested "like keep the funds used for flood repair in a separate category on his treasurer's report. Mike agreed to correct this in the report for the minutes. Mike announced that the RLA will not have to pay a penalty to the IRS. The treasurer's report was approved.

Ernie reported that due to the flood the tax assessments on the common areas have been reduced by about 30%. The RLA has received notice of this reduction on 6 of the 7 common areas.

FLOOD REPORT

Ernie reported that the RLA flood repair project comes under the Larimer County Project. Ernie sent a letter concerning funds for road reconstruction, to the Larimer County agent on Sept. 17, 1976. The FDAA estimators met with Ernie on Aug. 24. The areas in need of repair or reconstruction were broken down into 9 areas. These 9 areas were toured by the estimators. A Damage Survey Report was completed for each area. The estimate was done on a cubic yard basis. The number of yards completed each day must be recorded on time cards. An Estimated Cost of Proposed Work form was completed. The estimated cost given by the estimators for repairing and rebuilding the roads in the Retreat was \$52,858. The RLA should get 75% of the estimated cost within 2 to 3 weeks and the remaining 25% after the roads are rebuilt and inspected and the books are audited. The federal agent suggested that the RLA may have to pay this 25% of costs before being reimbursed by the government. It is still not definitely positive that the RLA will receive aid from the government. The agent wants to see a court decree of 1965 concerning the Retreat roads being public. The Corps of Engineers agreed to include Streamside Drive to the Junction of Black Creek in their debris removal program. They have repaired the road to some extent while removing debris.

The RLA is paying the contractors at work in the Retreat on an hourly basis. These contractors have their heavy machinery at work at present and have completed approximately 1/3 of the Black Creek road. As of Sept. 16 the RLA owes the contractors \$6829. The Forest Service has shown interest in repairing Dunraven Glade, however, they would want to wait until spring to do the necessary repairs. If the repairs are done by the Forest Service it is not

THE RETREAT LANDOWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

SEPTEMBER 19, 1976

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known if the FDAA would lower the DSR. This could include the main entrance bridge which is estimated at a cost of approximately \$11,000.

Walter Maitland has requested that the RLA include continuing Black Creek road another $\frac{1}{2}$ to $\frac{1}{3}$ mile to Toynton's camp on it's Federal Aide application. This extra distance would include about 60 acres of Mr. Maitland's land. Ernie mentioned this request to the agent who turned it down on the basis that the extra distance is not in the Retreat and therefore have no connection with the RLA. The agent suggested that Ernie have Mr. Maitland and Mr. Toynton contact him.

Ernie explained that the audit of the books after the road work is completed is very important. He suggested that the RLA set up a new bank account to handle the funds for flood repair. Mike Harris resolved that the RLA set up a Special RLA Flood Repair Account at the First National Bank of Estes Park to be used exclusively for the repair and reconstruction of the flood damaged roads in the Retreat. Joe Jackson seconded. The resolution was accepted. An amount of \$2,873.31 was transferred from the general account to the Flood Repair Account until the government funds are received. A signature card for the new account was completed. A Request for the Advance of Funds form was sent to the Larimer County Local Agent at the suggestion of Mr. Rapier, the federal agent.

BEETLE CONTROL

Ernie reported that several people have offered to help with beetle control but no one wishes to be the chairman. Ernie has a complete beetle control file which includes; master map, letter to landowners, invitation to bid, government bid sheet, recommended spray, etc. He would be willing to help anyone who might be interested in being the chairman of this committee. The beetle control program should get under way in January or February of 1977. This will be started by marking the diseased trees. This will give a rough idea of the extent of beetle damage. When this is determined the RLA will ask for bids. Walter Belz consented to take the beetle control file home with him and study it thoroughly.

NEWSLETTER

Marg Hjelmstad will be the chairperson for the newsletter committee. She hopes to have a newsletter completed and mailed to the landowners by January 1977. Much of the newsletter will be devoted to the flood of July 31 and its affect on the Retreat. Also included will be committee reports, special interest articles and original works of the children of the Retreat.

BILLS

Ernie Conrad - \$96.68, Expenses incurred; Marcella Bicknell - \$100.18, expenses incurred; Marcella Bicknell - \$62.50 secretarial salary; Estes Park Hardware - \$156.45 grass seed; Mike Harris \$30.79 expenses incurred. Mike Harris moved that the bills be approved. Joe Jackson seconded. The bills were approved.

ADJOURNMENT

The meeting was adjourned at 1 PM. The next meeting will be held on November 21, 1976 at 11 Am.

Respectfully Submitted

Marcella Bicknell
Marcella Bicknell, Corr, Sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT

September 19, 1976

Cash on hand-United Bank of Boulder (8/20/76)	\$ 3,572.79
Savings Account-United Bank, Boulder (8/20/76)	\$ 5,000.00

Cash Disbursements: (for period 8/21/76 to 9/18/76)

8/21 Jean Hornbuckle (road maint.-flood)	\$ 122.19
8/21 Edwards Excavation (road maint.-flood)	537.50
8/21 D.D. Doty (road maint.-flood)	615.00
8/21 Biser Excavation (road maint.-flood)	2,352.00
8/21 Holiday Inn, Boulder (meeting)	118.60
8/26 Ernie Conrad (salary, mgr. reconstr.)	1,000.00
	<u>\$ 4,745.29</u>

Cash Receipts: (for period 8/21/76 to 9/18/76)

Receipts from 1976 assessments	\$ 1,420.00
Receipts from past due assessments	147.19
Other (deposit refund-Glen Haven Assoc.)	15.00
	<u>\$ 1,582.19</u>

Transfer of funds: (UBB Savings to UBB Checking)	\$ 3,000.00
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Cash on hand-United Bank, Boulder (9/18/76)	\$ 3,409.69
Savings Acct-United Bank, Boulder (9/18/76)	\$ 2,000.00

1976 Expenditures (to date) - by categories:

Road maint.	\$ 775.00	Secretary services	\$ 195.15
Landscape maint.	755.54	Licenses & taxes	257.10
Printing, supplies	183.19	Meetings	306.97
Telephone	152.28	Mileage reimburs.	222.10
Newsletter	250.00	Miscellaneous	67.78
Postage	144.56	Flood Reconstr.	4,626.69
Legal & Accting.	1,438.90		
		TOTAL EXPENSES	\$ 9,375.26
		(to date)	



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

November 21, 1976

The meeting was called to order at 11:20 AM. All members and Bill Babcock, RLA attorney, were present. Jim Beal, owner of lot 17 filing 2, was present.

ANNOUNCEMENTS

Ernie Conrad, RLA president, announced that the Elk Hunting Season for area 20 which includes the area around the Retreat will be from Dec. 11-21. Ernie is looking into the possibility of having the Miller Fork Creek stocked by the state next summer. Structures in the Retreat now have numbers. This numbering system is being done by the Postal Service. The number on each structure indicates the distance in miles of that structure from the county road. Beavers have built a dam on the Miller Fork Creek. They will be left alone until spring.

SECRETARY REPORT

There were no additions or corrections to the minutes of the previous meeting. The minutes were accepted.

FLOOD REPAIR REPORT

Ernie reviewed the status of road repair from the minutes of the previous meeting. He also reviewed two completed Damage Survey Reports. One report was for funds used from the RLA general account for emergency flood relief. The other DSR was for a permanent estimate of the entire Retreat. The estimate given by the Federal Government was \$52,858.

The Forest Service is going to repair Dunraven Glade, because of this \$13,853 was deleted from the original estimate of \$52,858. The repair work on Dunraven Glade will be done by the contractor whose bid is accepted by the Forest Service. They are expected to begin repair work in April, 1977. Also the Forest Service has drained the pond on lot 9 filing 3, which is owned by Mr. & Mrs. James Persichetti, because of improper drainage into Dunraven Glade.

At present the roads in the Retreat are 90% completed. The roads have been graded and are in good condition. There is some finishing work to be done which includes; cleaning culverts and ditches two culverts to be put in, a piece of culvert to be added to the large culvert which runs under Streamside Dr., surveying, and re-seeding. The surveyors will be in the Retreat on Nov. 29 to set the rights of way on Black Creek Road and Streamside Dr.

As of Nov. 9 1976 \$33,563.97 has been paid toward flood repair. The accounts due as of Nov. 21 1976 total \$16,921.05. Projected additional expenses total \$11,800. The entire job of flood repair will cost approximately \$63,000. Funds received from the government at this time total \$26,550. Funds ordered but not received at this time to replace those used from the RLA general account for emergency flood relief total \$4,004.50. Mr. Rapier, the federal agent, has assured Ernie that after the agents have inspected the work done and the amount of money required to do that work the RLA should get the total amount. If the RLA does not receive the additional funds from the government a loan may have to be obtained.

Verra Construction Co. has been hired for 2½ weeks to do the final grading and end work. The road banks have been sloped for reseed-ing. The government agents have stated that the RLA can repair it's roads only. Damage to individual lots must be repaired by the individual landowners.

THE RETRI : LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

NOVEMBER 21, 1976

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Questions:

Joe Jackson asked if the RLA can ask for contributions in the event of inadequate funds. Ernie answered that that is a possibility.

Mike Harris suggested obtaining a loan to pay the contractors in the event that the government does not furnish full funds for repairs. Mike then asked Ernie if he feels that we have a well documented case for receiving additional funds. Ernie answered yes. All the papers are in order, all accounts and time cards have been accurately kept. Mike then asked about the power on Black Creek road. Ernie answered that it is installed to Carroll's house. There is still no power on Fisherman's Lane. Power into the fourth and fifth filings should be started again in the spring. The funds for this power was paid to the Estes Park Light and Power Co. Bill Babcock said that the RLA shouldn't get hurt on the funds already paid for this power.

Jim Beal, landowner, was present to discuss his Retreat property, lot 17 filing 2. This lot is located on Black Creek Road just beyond the gate leading to Toynton's camp. Mr. Beal is concerned with the following: The Black Creek is now across the road from his lot. He feels that this decreases the value of his lot. He feels that approximately 100 cubic yards of fill dirt was removed from his property. He feels that the restored road is on his property. He feels that the road repairing removed trees from his property. He particularly wants the stream restored to it's original path.

Ernie replied that after the damage survey it was decided to eliminate the two culvert crossings at that location. The culvert required was 60 feet at \$16 per foot. Ernie acknowledged that some fill dirt may have been taken, if so it could be replaced if Mr. Beal desires. Ernie explained that it was hard to determine if live trees were removed. Ernie explained that on Mr. Beal's property the road and stream rights of way are in the same boundaries and he feels that the road is in the right of way.

Mr. Belz suggested having the area surveyed to determine the boundaries. Mr. Beal agreed. The surveyors will be in the Retreat on Nov. 29. Mr. Beal then left the meeting.

Mr. Babcock reviewed the legal aspects of this problem. He suggested that the surveyors make a plat plan of the road and stream before the flood and after restoration.

Mike Harris asked Ernie if there were any other potential problem areas similar to that of Mr. Beal. Ernie answered that he was not aware of any other problem areas.

It was explained that another month of supervision is necessary to complete the job of flood repair. Joe Jackson made a resolution to authorize another \$1000 for Ernie Conrad for supervision and consulting and coordinating work necessary to continue the flood repair work. Wilf Howarth seconded. The resolution was approved. Ernie said that he might have to hire a secretary for a few days to help with paper work.

TREASURER'S REPORT

Mike Harris submitted a written treasurer's report which is attached to these minutes. The \$50 assessments are still coming in slowly. Mike will send another notice to those still owing the \$50 assessment.

BEETLE CONTROL

Walter Belz is the new Beetle Control Chairman. Ernie reported that the beetle control for 1976 is essentially finished. Mr. Allen

THE RETREAT LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

NOVEMBER 21, 1976

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has asked that his \$100 performance bond be returned. Ernie will send Mr. Allen a letter officially relieving him of any beetle control duties in the Retreat. Mr. Allen will be helping with flood debris removal by cutting up and removing large stumps. Ernie explained the beetle control system used in the past. It was decided that the marking of trees for cutting and spraying for 1977 will be held on January 15, 1977 at 1:pm and January 29, 1977 at 1: pm. All committee members will meet at Ernie's office in Glen Haven and then proceed to the Retreat for tree marking. Marcella Bicknell will notify the committee members of these dates.

ACC REPORT

Dennis Bicknell was not present but submitted a written report. Camell's cabin building permit has been approved. Mr. Bradley, lot 8 filing 1, has started building without an ACC permit. A permit was given to the contractor for completion. There are several trailers still in the Retreat from the flood of July 31. They are all accessible now and should be removed. The cabins of Masters, Dobsons and Kleineman are nearing completion.

NEWSLETTER

Mike reported for Marg who was not present. Letters have been sent to the committee heads asking for reports to be published in the newsletter. It was decided to pass out the newsletters at the annual meeting to help save on postage. A newsletter will be mailed to those not present at the annual meeting.

ROAD MAINTAINANCE

Wilf Howarth will be in charge of road maintainance. He will notify Griffith Contractors when snow removal is necessary. He will also get the road signs ready for the spring maintainance.

NEW BUSINESS

A special meeting of the Board of Dorectors will be held on December 12, 1976 at 10 AM at Ernie's office to tour the area of question in Mr. Beal's complaint and to study the plats of the surveyors.

The annual meeting will be held of Feb. 5, 1977 at 1:00 PM at the Holiday Inn at Estes Park Colorado. Following the meeting there will be cocktails and dinner.

BILLS

Troy Allen, \$100 Return of performance bond-- Ernie Conrad, \$97.85 telephone, mileage and xeroxing. Mike moved to approve the bills. Joe seconded. The bills were approved.

ADJOURNMENT

The meeting was adjourned at 2:40 PM. The next meeting will be held on January 15, 1977 at Ernie's office in Glen Haven.

Respectfully Submitted

Marcella Bicknell

Marcella Bicknell, Corr. Sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT

November 21, 1976

Cash on hand-United Bank of Boulder (9/18/76)	\$ 3,409.69
Savings Account-United Bank of Boulder (9/18/76)	2,000.00

Cash Disbursements: (for period 9/19/76 to 11/20/76)

9/19 Estes Park Hardware (land. maint.)	\$ 156.45
9/19 Mike Harris (expense reimb.)	30.79
9/19 Marcella Bicknell (expense reimb.)	100.18
9/19 R.L.A.-Flood Account	2,873.31
9/19 Marcella Bicknell (sec. services)	62.50
9/19 Ernie Conrad (expense reimb.)	96.68
	<u>\$ 3,319.91</u>

Cash Receipts: (for period 9/19/76 to 11/20/76)

Receipts from 1976 assessments	\$ 1,920.00
Receipts from past due assessments	25.00
	<u>\$ 1,945.00</u>

Cash on hand-United Bank, Boulder (11/20/76)	\$ 2,034.78
Savings Account-United Bank, Boulder (11/20/76)	<u>\$ 2,000.00</u>

1976 Expenditures (to date) - by categories:

Road Maint.	\$ 775.00	Secretary services	\$ 257.65
Landscape maint.	911.99	Licenses & taxes	257.10
Printing, supplies	232.86	Meetings	310.41
Telephone	210.74	Mileage reimburs.	294.10
Newsletter	250.00	Miscellaneous	79.78
Postage	176.64	Flood Reconstruction	7,500.00
Legal & accting.	1,438.90		
		TOTAL EXPENSES (to date)	<u>\$ 12,695.17</u>



RETREAT LANDOWNERS ASSOCIATION, INC.

UNCOLLECTED ASSESSMENTS (as of December 1, 1976)

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1. Jeanne Adams & Marilyn Bradley	\$ 50.00	
2. Lloyd Angell	50.00	
3. Maynard Avey	50.00	
4. Larry & Patricia Baggett	50.00	
5. James Beal	50.00	
6. Vernon & Beulah Behrens	50.00	
7. Thomas W. Bennett	50.00	
8. John J. Betts	50.00	
9. Phil Blackwell	90.00	
10. Ronald & Janine Bollhoefer	50.00	
11. Marion Boyd, Estate of	50.00	
12. Carl & Nancy Brandauer	50.00	
13. David P. Braune	90.00	
14. David Braune & Dennis Schnack	50.00	
15. William Breen	90.00	
16. Kent & Nancy Brown	90.00	
17. Thomas & Mary Jo Buck	50.00	
18. Paul & Polly Burgess	90.00	
19. Judith Ann Burvant	50.00	
20. Robert Butler	50.00	
21. Rosalee Byrnes	90.00	
22. Donald Carlson	50.00	
23. S. Lee Clinkscale	50.00	
24. Richard & Molly Cohen	50.00	
25. Romeo & Joan Comeau	50.00	
26. Ernie Conrad	50.00	
27. John Cooper & Richard Osborne	50.00	
28. Lance Croxall	50.00	
29. Michael Current	115.00	
30. Harold & Joyce Dayton	115.00	
31. Edward DePasque	50.00	
32. Albert Dill	50.00	
33. Harold & Evangeline Dobson	50.00	
34. Ronald & Marilyn Dutton	50.00	
35. John Easley & Bill Babcock	90.00	
36. Cecil S. Effinger	50.00	
37.		
38. Bill Evans	90.00	143. Daniel Wissell \$ 90.00
39. Cheryl Fellhauer	50.00	144. J. & S. Wooten 90.00
40. Marjorie Flood	50.00	145. T. Hsing & H. Wu 90.00
41. Eugene Friley	90.00	146. Paul Yenrick 90.00
42. Thomas Funston	90.00	
43. Stephen Geller	50.00	
44. Chester Goodheart	50.00	
45. Thomas & Delta Greene	50.00	

TOTAL (as of Dec. 1, 1976)
\$ 9,548.24



RETREAT LANDOWNERS ASSOCIATION, INC.

UNCOLLECTED ASSESSMENTS
(as of December 1, 1976)

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46. Georgette Guerine	\$ 90.00	94. Larry & Karen Paly	\$ 50.00
47. Rodney Guy	50.00	95. Clark Parsons	50.00
48. Pat Halligan	50.00	96. Ted Paul	50.00
49. Thomas Hallstrom, Jr.	50.00	97. Eleanor Peiffer	50.00
50. David Hanna	50.00	98. James & Joanne Persichetti	50.00
51. Mark & Deborah Harker	108.75	99. J. Peters & B. Gittleston	90.00
52. Jack Hart	50.00	100. Linda Phelps	50.00
53. Don & Sandra Hazlett	50.00	101. Gordon & Eliz. Powell	50.00
54. Dave Hedlund	90.00	102. Celia Quinn	90.00
55. Karl Heister	115.00	103. Lorraine Reese	50.00
56. Teresa Herrington & Kathryn Norris	50.00	104. Ronald, F. & C. Revier	50.00
57. John Hirth	50.00	105. Paul & Nancy Rhodes	90.00
58. Barbara Hoff & B. Todd	50.00	106. George Richard	50.00
59. Jean Hornbuckle	50.00	107. Edmund Richards	50.00
60. John Howard	90.00	108. Robert Richardson	50.00
61. W. Hummel	50.00	109. John Ricker	50.00
62. Talmadge Hunt	50.00	110. L. Vernon Rider	90.00
63. J. Goldstandt & K. Hurst	115.00	111. Terence Riley	50.00
64. P. Jaffee	50.00	112. Ronald Roberts	90.00
65. Johannes Jensen	50.00	113. Joyce Robertson	90.00
66. Daniel Johnson & S. Winters	90.00	114. William Rosenberg	50.00
67. Charles Kenevan	90.00	115. Thomas & Loretta Rowley	90.00
68. Donald Kincaid	50.00	116. Michael Sabbeth	50.00
69. Clarence Kippes	50.00	117. Evelyn J. Sailer	50.00
70. Richard Kleine	50.00	118. Ted Schey III	90.00
71. Seymour Kleinman	50.00	119. Elizabeth Schoeberlein	50.00
72. Arthur Leissa	50.00	120. Bruce Shults	50.00
73. Raymond Libner	50.00	121. Albert Skinner	50.00
74. Joseph Long	50.00	122. Bruce Slade	50.00
75. Gerald Lorenz	90.00	123. Debra Lee Soth	90.00
76. Franklin Madden	50.00	124. Joyce Soth	90.00
77. Paul Mailloux	50.00	125. Gerald & Sonya Spencer	50.00
78. Walter Maitland	90.00	126. John Spidell	50.00
79. Charles Mand	90.00	127. Kenneth Stierwalt	50.00
80. Robert Maringer	90.00	128. Don Sturgeleski	50.00
81. Richard & Dawn Martin	110.83	129. Timothy Sullivan	115.00
82. Carl Miller	50.00	130. Dushan Sumonia	50.00
83. Laurence Moore	90.00	131. R. Emerson Thomas	50.00
84. C. Morgan & M. Kost	50.00	132. Olin Tomlin	50.00
85. Ted Morrison	75.00	133. Albert Trailor	50.00
86. John McAfee	50.00	134. Robert Tutelman	50.00
87. Elvin & Vera McDowell	50.00	135. W. Vantine	50.00
88. Philip McKee	50.00	136. John Ventresca	90.00
89. Laurene Nicholl	50.00	137. Bruce Vezina	143.66
90. Bill & Nancy Niles	50.00	138. Pat Waller	90.00
91. Charles Norris	50.00	139. Richard Warm	90.00
92. A. Ostrander & T. Shey III	90.00	140. Cheryl Wessel	115.00
93. Richard Owens	50.00	141. Maynard Whitney	50.00
		142. Charles Wilkinson	115.00