



# RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160  
Glen Haven, Colorado 80532

## Official Notice

March 13, 1996

Dear RLA landowner,

Under the authority granted to the President by Article III., Section 2, Amended Bylaws of The Retreat Landowners Association, Inc., and on behalf of the board of directors, I am calling a Special Meeting of the Members of the Retreat Landowners Association, Inc. for Saturday, March 30, 1996, at 1:00 p.m. in the Glen Haven Community Building, Glen Haven, Colorado. The purpose of this meeting is for RLA members to amend the Bylaws and direct the Board regarding the acquisition of the 40-acre parcel of U.S. Forest Service property that is located in the center of The Retreat.

According to our Bylaws, forty (40) members must be present in order to constitute a quorum. Absentee/Proxy ballots are enclosed with this notice but they cannot be counted to establish a quorum.

There has been some question why this issue requires a special meeting. In January, the U.S. Forest Service informed the RLA Board that the appraised value of the 40-acres had been raised to \$99,000. Our first right of refusal expires April 3, 1996.

*The time factor does not permit us to wait until the annual meeting in July.* The importance of this issue demands the membership express their opinion and direct the Board as soon as possible.

Regardless of what you might be told, I believe that Board has taken pains to be fair in this issue.

Consistent with the Board's open dealings, you will find in this packet:

- Cost analysis - loan amount, payment schedule, and proposed assessment adjustment
- Support for the acquisition by Graham Fowler
- Opposition to the acquisition by Duke Sumonia
- A numbered ballot [*To accommodate ballot issues, members are able to vote in one of three ways - by attending the meeting, with an absentee ballot, or with a proxy.*] You are required to bring your ballot if you attend the meeting; photocopies of another member's ballot will not be accepted.
- Larimer County Planning Commission's "O, Open District" zoning regulations.

Please carefully consider this information. If you have any questions or concerns, call any board member.

I urge you to attend this important meeting.

Sincerely,

Kenneth J. Gwynn  
RLA Board President

**ENVELOPE**  
**Notice: special meeting!**

*P.S. The March meeting of the Board of Directors, originally set for the 23th, has been rescheduled for the 30th, at 9:30 a.m., in the Glen Haven Community Building.*

## Open Space Update

As many of you know, we have been trying for some time to secure the ownership of the 40-acre parcel of U. S. Forest Service land which is located above Miller Fork Road just beyond Streamside Drive. The Forest Service never sells land but they will trade selected parcels which are of equal value (that is, land they are interested in obtaining in exchange for land they no longer wish to own).

The Forest Service recently completed a second appraisal on the 40-acres in The Retreat. The land is now valued at \$99,000, almost double that of the last appraisal which was completed just two years ago. This appraisal expires on April 3, along with our first right of refusal. The Forest Service then intends to actively pursue other land exchanges for the 40-acres and they have informed us that there are people who are interested in such a deal.

The vote taken at the 1994 annual business meeting directed the Association to collect additional funds for open space through 1997 and to establish a maximum of \$55,000 that could be spent to "purchase" the 40-acres. By the time assessments are paid in 1997, about \$50,000 will be available for open space. We currently have \$37,294 invested in The Retreat's open space reserve.

If we were to increase the open space allocation and extend it for six more years, we would have the funds necessary but we can't wait that long to complete the exchange. So what do we do?

**Option 1:** Purchase land now, at a cost not to exceed \$110,000\*, to be used in exchange for the 40-acres of U. S. Forest Service parcel in The Retreat. In order to do this, it is necessary to amend the RLA Bylaws by extending the maximum assessment for six more years and authorize the Board of Directors to borrow an amount not to exceed \$72,786. The note can be paid off over a period of six years with an annual payment of \$15,270.20 assuming an annual interest rate of 7.0%. (A landowner, Bill Widmaier, has offered to make such a loan at this rate, which compares with 9 - 9.5% available from banks. Please refer to the amortization schedule below.) Using the base of 211 RLA members (our current number), each member would pay not more than \$72.37 annually for six additional years.

\* This amount allows for a plus or minus 10% of present appraisal; the Forest Service will require an updated appraisal before closing. We will, of course, negotiate the best possible financial arrangement.

**Option 2:** Do nothing. Allow the open space allocation to expire next year. We would not own the 40-acres and would have to live with whatever uses the potential new owners chose - now and in the future. They would not be governed by our Covenants. The land is zoned O, Open District. A copy of the current uses permitted by Larimer County under this zoning classification is printed on the back of the Ballot.

This is the last opportunity we will have to secure such a large piece of open space. It will soon be gone if we don't buy it now. Granted the "purchase" price is a lot of money but is less than three thousand dollars per acre. As we all know, the value of our own property has increased significantly.

Please come to the special meeting and allow your voice to be heard. There will be two questions on the ballot, as you can see. In order for these to be approved, a two-thirds majority vote is necessary. But remember, we need a quorum of 40 landowners in attendance for any action to occur.

Respectfully,

/s/ Graham Fowler  
Open space liaison

Schedule assumes a total land exchange cost of \$110,000, a loan of \$72,786, at 7% interest, and annual member payments of \$72.37

Yr.	Payment	Interest	Principal	Loan Balance
1	15270.20	5095.02	10175.18	62610.82
2	15270.20	4382.76	10887.44	51723.38
3	15270.20	3620.64	11649.56	40073.82
4	15270.20	2805.17	12465.03	27608.79
5	15270.20	1932.62	13337.58	14271.21
6	15270.20	998.98	14271.21	0.00

## **Why The Retreat should "buy" the U.S.F.S. parcel - -**

- To preserve the land as open space
- To gain control of the property for the benefit of The Retreat
- To block ownership by an outside party who would *not be* subject to our Protective Covenants
- To protect property values for all Retreat landowners
- To maintain access to this land for all Retreat members
- The price is affordable when shared by all members
- The interest rate on the money we need to borrow is a low seven percent
- It will cost each of us not more than \$73 a year for six years in addition to the money already in reserve
- Our ownership will preserve the area for wildlife
- It is a sound financial investment in our Association's future
- It is the largest undeveloped tract inside The Retreat
- It will give the area that sense of openness we sought when each of us bought our Retreat property
- It is a good bargain (in December of 1995 an undeveloped 2.05-acre lot on Streamside Drive sold for \$54,000).

**IF YOU CARE YOU CAN MAKE A DIFFERENCE  
IF YOU DON'T CARE IT DOESN'T MAKE A DIFFERENCE**

**DO YOU WANT TO SPEND MORE THAN \$100,000.00 TO KEEP ONE PERSON FROM BUILDING ONE MORE  
HOUSE IN THE RETREAT?**

It will cost you about \$525-550.00 to do so. The Open Space reserve now has \$37,000, but will still need \$63,000 more plus about \$12,000 for interest and expenses. Your assessment will have to be raised again as it will cost you about \$70 per year for five more years to raise the additional money. Or as suggested you could contribute just \$300 more right now. *If 40 acres is not purchased and \$37,000 reserve was given to the Fire Department over four year our assessments could be reduced back to about \$100 per year.*

Remember, at first it was only going to cost you an extra \$25.00/year, with a price not exceeding \$40,000, then only \$50.00/year for three years, price not to exceed \$55,000, and now, about \$70.00/year for the next five years with a cost of more than \$100,000.00. You already have about \$175.00 invested in Open Space Reserve.

In 1988 members voted not to build a community building nor pursue purchasing the 40 acre Forest Service land.

In response to a 1993 Board survey 52% of the members said they would not support an increase in assessments to purchase open space.

At the 1993 ANNUAL Meeting members voted not to pursue purchasing the 40 acres, but voted to "...continue to investigate this, get all the details, and report back to the membership - and to call a special meeting to discuss the finding and come to a decision." Neither was done, not all details reported nor was a special meeting called.

Instead at the 1994 ANNUAL Meeting a motion, amended and passed to purchase land but not to exceed a cost of \$55,000.

*Now, in spite of all the above* you are being asked to meet again to decide whether you want to spend over \$100,000.00 to keep one person from building one more house in the RETREAT.

You may be told someone else might buy the land if we don't and they might build a firing range, golf course, farm, guest ranch, motel, trailer park, quarry or worse. Do you really think that would happen? Some might even suggest they could subdivide it into many lots. Now we are told County Commissioners would probably not approve subdivision, which would be almost impossible in any event. (Curiously, at the same time the Board discussed buying the 40 acres for an investment and then maybe someday subdividing and selling lots. See Board minutes, July 30, 1994, p. 3) Even now you may be told that someone else could raise 80 horses if they wanted to. We were told this at the February Potluck.

Even if you vote to buy it for OPEN SPACE there is no guarantee it would remain as such. Past boards have considered using it for a community building, additional fire station, and an equipment building. A motion was made at the 1994 ANNUAL Meeting that it be designated - permanent open space - never to be built on. Some staunch supporters of buying it said "options should be kept open with no restrictions", and the Board supported the latter and the motion was defeated.

**SOME ALTERNATIVES**

1. Let those who really want the land join together, buy it, and donate it to the RETREAT. 2. Encourage members to buy extra lots and preserve them as open space. 3. Watch for tax sales, foreclosures, buy them. 4. Buy up smaller lots, keep more than one house from being built. 5. Save our money, let someone else buy it, will it really hurt to have one more house.

Most of us did buy our land to build on and maybe someday live here. Some have purchased extra lots to keep space open, we did. Some bought for investment and have or will sell when the price is right.

Because of a Bylaw amendment proposed last year you have the right for the first time to vote directly if you cannot attend the special meeting.

**DON'T BE SCARED INTO VOTING TO PURCHASE THE LAND. WILL ONE MORE HOUSE MAKE A DIFFERENCE?**

Even if someone else does buy it most of it will remain open - go look at the land if you can, see for yourself, would it be worth it to you to spend more than \$100,000.00 to keep one more person from building one more house? Note: There is one lot between Miller Fork Road and the 40 acre plot.

**Retreat Landowners Association, Inc.**

**Special meeting**

*Saturday, March 30, 1996, 1:00 p.m.*

Glen Haven Community Building

**Absentee**

*[for those who cannot attend the meeting]*

I/We will be unable to attend the special meeting. I/We have marked our ballot below.

**Proxy**

*[for those who cannot attend the meeting]*

I/we will not be able to attend the special meeting. Please assign the following proxy:

I, \_\_\_\_\_, being an active member in good standing of the Retreat Landowners Association, under the bylaws governing said Association, do hereby grant my proxy to (name) \_\_\_\_\_. (You may designate any active member who is in good standing of the Association. If you wish to choose a board member, they are: Dale Alps, Ken Gwynn, Wilfred Howarth, Marlan McMahan, Richard Stolte, and Marcille Trahan.)

**Complete and return before the meeting to:**

Retreat Landowners Association  
Attention: Special meeting  
PO Box 160, Glen Haven, CO 80532  
Fax: 970-586-6685

A self-addressed envelope is enclosed for the convenience of out-of-state landowners.

**Ballot**

*[for those attending the meeting, bring this ballot with you; no additional ballots will be available]*

1. Amend the Amended Bylaws of The Retreat Landowners Association, Inc. dated July 30, 1994, as follows: the last sentence of Article XII., Section 1., "The annual assessment limit may be increased only by a minimum of 2/3's majority vote of the Membership present at the annual meeting or at a special meeting." and Article XII., Section 1. the second sentence, "This maximum annual assessment of \$250.00 shall revert to a maximum of \$150.00 beginning January 1, 1998 2004." [Note: strikethru words are to be deleted; underlined words are to be added.]

Yes \_\_\_\_\_ No \_\_\_\_\_

2. Authorize the Board of Directors to acquire the 40-acres of U. S. Forest Service land located within the Retreat for Retreat open space through a land exchange at a total cost not to exceed \$110,000; and authorize the Board of Directors to borrow \$72,786, @ 7% interest per annum, to be repaid over a six-year period of time.

Yes \_\_\_\_\_ No \_\_\_\_\_

-----  
Date \_\_\_\_\_

Filing and lot \_\_\_\_\_

\_\_\_\_\_  
Signature/s

State of the Board

Lou Weipert has resigned from the board. He has not yet been replaced. The GHAVFD annual meeting will be held October 29. The Board election will take place at that time.

Funding

The tax district committee has received a printout of actual and assessed valuations of property in the GHAVFD service area. After receiving the data, it was decided that service area boundaries require minor adjustments. Upon completion of this process, the entire assessed valuation will become known. Data has been utilized to solicit funds from those property owners who are not members of landowners associations. Approximately \$1,600 has been received in response to the solicitations.

The Board of Directors is preparing another solicitation letter to 135 members of the RLA who have not donated in 1994. Retreat member donations now total \$5,510. The Board also continues to work with the GHA regarding additional funding in 1994.

Fire Chief's Report

The department has responded to 8 calls since August 9. The Estes Park Fire Department has demanded payment of \$300.00 per year beginning in 1994 for use of the radio tower. The owner of the land on which the tower is situated will no longer allow its free use.

The new tanker truck is without shelter. It was anticipated that the Glen Haven Association would provide another bay for housing an additional vehicle. Had this occurred one of the Forest Service trucks in the RLA station would have been transferred to the Glen Haven station, and the new tanker would have been housed inside the RLA station. The consequence of this event is that the tanker will not be filled with water during the winter months when most house fire occur. The Department is studying the advisability of eliminating one other truck in order to make room for the tanker. This act will require the conversion of still another truck to a 4-wheel drive at a cost of approximately \$8,000. The sale of a truck for \$3,000 would reduce the actual expenditure to \$5,000. The source of funding is unknown at this time, but a grant will be sought. A more favorable ISO rating cannot be achieved without full use of the new tanker.

Jack L. Heidebrecht  
RLA-GHAVFD Liaison



# RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160  
Glen Haven, Colorado 80532

The Retreat Landowners Association Special Meeting, March 30, 1996 was called to order by President, Ken Gwynn.

Marv Gee, the Corresponding secretary said there were 61 units present. Only 40 would be needed - a quorum is present.

Ken introduced Easter Russell as our parliamentarian. Ken appointed the ballot counting committee, one board member, Marcy Trahan and two landowners John Manchester and George Richards. Their first task will be to look at the mail in ballots and separate the mail in ballots and proxy ballots.

Graham Fowler was appointed by the board to be their representative on this issue. Graham introduced Jenny Deal, Susan Witt and Kim Burnes from the Forest Service. Graham has been working and negotiating, mostly with Jenny. There are 55 steps in a Land Exchange. Larry and Vi Carpenter were introduced - they are the potential land exchange owners, that we have been dealing with. They have a similar size property that the Forest Service would like - we would buy Larry and Vi's property and than we would enter into an agreement with the Forest Service to exchange that piece of land for the 40 acres in the Retreat.

Graham thanked his wife, Marv and Ken for helping put this meeting together. Also the Wiedemires for their generous offer to lend the Retreat the money.

Graham said we are in a time frame - the appraisal runs out April 3, 1996. Since 1994, the price of land has gone up, the last appraisal was \$99,000.. We have \$37,000 that has been paid into the Open Space Reserve account. If we buy the land today, we need to lock in the price, pay for it, and the figure out how we are going to pay it back. In order to do that, it will be at the \$110,000 figure. It would cost each of us \$72.37 a year for the next 6 years.

Questions, answers and discussion by the Retreat Landowners.

#1. Graham Fowler moved to Amend bylaws of the Retreat Landowners Association, Inc. Dated July 30, 1994, as follows: the last sentence of Article X11., Section 1., "The annual assessment limit may be increased only by a minimum of 2/3's majority vote of the membership at the annual meeting or at a special meeting." And Article X11., Section 1. The second sentence, "This maximum annual assessment of \$250.00 shall revert to a maximum of \$150.00 beginning January 1, 2004." Motion second by John Manchester. Hugh Beckham moved to close debate. Marv Gee seconded. Those in favor 42., opposed 14. Debate closed.

#2. Graham Fowler moved that the Board of Directors be authorized to acquire the 40 acres of U.S. Forest Service land located within the Retreat open space through a land exchange at a total cost not to exceed \$110,000; and authorize the Board of Directors to borrow \$72,786 at 7% interest per annum, to be repaid over a six-year period. Motion second by Tom Bennett. Jim Stolz called for the question. Joe Lavaux seconded. Those in favor 57, opposed 0. Debate closed.

65% voting	Vote #1	Yes 76 No 64 DID NOT PASS BY 2/3 VOTE
	Vote #2	Yes 79 No 66 DID NOT PASS BY 2/3 VOTE

Marlan McMahan moved to adjourn  
Second by Marcy Trahan

The tape of this session will be kept with the recording secretary, if there are any questions.

Respectfully Submitted,  
Sandy Stolte,  
Recording Secretary

**MINUTES OF THE RLA ANNUAL MEETING  
JULY 27, 1996**

Meeting called to order 1:10 p.m.

**CREDENTIALS REPORT: MARV GEE, CORRESPONDING SECRETARY**

In the Retreat, there are:

- 261 lots plus 5 Bulwark Ridge Association lots.
- 209 members including Bulwark Ridge Association.
- 205 members in good standing. 4 members have not made their 1996 assessment and liens have been executed and filed against their property as is the custom of the board and the organization. These members are not eligible to vote in the business section.

Since the 1995 Annual Meeting, there were 18 property transfers, 5 of which were members buying additional lots.

Recognition given to 13 new landholders.

There are 125 dwellings of which:

- 69 are owner occupied full time
- 49 are owner occupied part time
- 2 are rental
- 5 are under construction

71% of the dwellings are used full time.

60% of the landowners have a dwelling on their property.

He declared a quorum was present. There were 13 proxies and 22 absentee ballots.

The parliamentarian was introduced.

The standing rules were passed unanimously.

**TREASURER'S REPORT: BILL WIDMAIER**

Treasurer submitted the Statement for Cash Receipts and Disbursements for the Year Ending Dec. 31,1995.

Cash Receipts

Land Holder's Assessments	\$46,080.00
Transfer Fees	1,800.00
Interest Income	1,799.61
Other Income	<u>24.68</u>
 Total Cash Receipts:	 \$49,704.29

Cash Disbursements

Accounting	\$ 280.00
Annual Meeting	487.00
Donation to GHVFD	10,750.00
Dues	260.00
Environmental Control	276.84
Expense reimbursement	200.99
General administrative expense	480.69
Insurance	2,665.00



Legal	3,118.72
Office Supplies	1,879.31
Road Maintenance	8,847.42
Salaries	1,267.42
Taxes and Licenses	<u>123.88</u>

Total Cash Disbursements: \$30,637.34

Excess of Cash Receipts over Cash Disbursements: \$19,066.95

Treasurer pointed out the donation to the Glen Haven Fire Dept. was only \$10,000. The other \$750 was to the Glen Haven Association for help with the roads damaged by the flood.

In the Road Maintenance category: \$3926 was for equipment repair and the rest was for road base and salary.

Of the excess \$19,066.95, funds were appropriated to:

Open space reserve	\$12,000
Building reserve	\$500
General reserve	\$6500

As of June 30, 1996 the Balance Sheet for Assets and Liabilities showed:

Petty Cash	\$ 100.00
Checking	161.00
Savings Account	<u>72,715.93</u>
Total	\$72,977.44

Funds appropriated in Savings Account:

Current year budget	\$ 15,704.02
General Reserve	16,930.81
Building Fund	500.00
Equipment reserve	2,000.00
Open Space Reserve	<u>37,581.10</u>
Total	\$ 72,715.93

Reviewed Cash Receipts and Disbursements for period ending June 30, 1996:

Cash Receipts	\$47,318.05
Cash Disbursements	<u>18,802.68</u>

Excess of Cash receipts over Cash disbursements \$28,515.36

Noted made \$10,000 donation to the GHVFD and transferred funds to the open space reserve.

Discussed cost basis and depreciation of equipment which gave a net book value for the equipment of \$2527.

Discussed breakdown of legal fees:

Legation against member with a covenant violation:	\$1210 (includes \$500 for demand letters and liens)
Various fees:	\$1570

## PRESIDENT'S REMARKS

Thanked Marlan McMahan for his work on the board. Thanked Marlan and Marcy Trahan for the 25th anniversary wine and cheese party Friday night. Thanked Bill Widmaier, who is leaving the board, but continuing as treasurer.

This year we donated to the Glen Haven Association for the repair work on flood damaged roads and they were very appreciative of donation. The year was also highlighted by the special meeting called in March.

Encouraged members to partake in a road work day planned for the Fall.

## VICE PRESIDENT'S REMARKS

Marlan McMahan expressed the honor to be a member of the board and was happy to be a contact for errands in the Denver area. He recognized the accomplishments of the board, and appreciated the support and encouragement of members for the board. He encouraged more RLA social activities.

## ARCHITECTURAL CONTROL COMMITTEE: DENNIS BICKNELL

ACC asked to consider 7 new dwellings, and 2 more have been approved.

ACC needs new members. It brings questions of covenant violations to the board. Mostly corresponds by phone and gives written approval or disapproval.

ACC recommended by member Cathy Hubert as a good place for information.

## ROAD MAINTENANCE: JIM BOYD

Jim thanked Dick W., Dice McKnight, Dennis Bicknell, and Jack Heidebrecht for help with roads and equipment. Also Ken Gwynn and the Cunninghams for raking while he was grading. Thanked Glen Haven Fire Dept. for loan of the equipment to jump start RLA equipment.

Announced his plans to quit the YMCA, and work full time on roads. Realized roads in bad shape because of all the rain.

He will no longer put road base on driveways.

To get the Bulwark Ridge Association roads in fair condition (ditching, crowning, and removing boulders, no culverts or road base) would cost \$35-40 per hour and take 80-100 hours for a cost of \$3500-\$4000. This figure includes maintenance, operation, and depreciation of equipment, insurance, taxes, salary, and workman's compensation.

Detailed cost of road base for Retreat roads.

Thanked landowners for keeping culverts clean. Encouraged members to call about concerns.

Answered landowners questions:

Jim had contacted the county about putting under drains on Dunraven Glade Rd. He has had no response, but will continue inquiries.

Jim was aware of the condition of Dunraven Glade Rd. Currently, Larimer County restricts him from working on Dunraven Glade Rd. Jim hopes to develop a good working relationship with the County so they will trust him to work on the road.

Water draining off driveways placed above the Retreat roads erode deep crevasses into the road. Recent rain has caused much of this type of damage. He was aware of this and is working on problem areas.

## ENVIRONMENTAL COMMITTEE: GRAHAM FOWLER

Graham Fowler would like to combine the open space concerns with environmental concerns. He asked for volunteers for the environmental committee.

Issues:

Bears:	Don't feed or encourage.
Wasting disease in deer and elk:	Don't feed or encourage.
Pinebark Beetle Disease:	Have an annual egg count done. Cut down dead trees, Controls spread and fire danger.
Mistletoe:	Cut out affected branches. Spray trees.
Weeds:	Rent sprayers from Estes Park
Streams:	Don't build dams.
Shooting:	Shooting is not in compliance with our covenants.
Whirling disease:	Only stock with disease free trout.

Stocked the stream with trout this spring.

Any shooting in the Retreat is considered a nuisance because of the noise and the danger.

Discussed presence of rattlesnakes and coyotes in the Retreat.

**FIRE DEPARTMENT: TOM HOUSEWRIGHT**

Tom Housewright thanked RLA for continuing support. Reported on successful Fire Days which brought in over \$6500.

Mr. Housewright discussed the number of volunteer firemen for the GHVFD. He detailed the equipment belonging to the GHVFD.

GHVFD averages 40-50 calls a year.

Glen Haven has an insurance rating of 8.

GHVFD is measuring water flow and availability for water certification of the area. Possibly will bury tanks towards the back of the Retreat. Installed a tank in Glen Haven area.

**FIRE PROTECTION REPORT: JACK HEIDEBRECHT**

Fire Protection District Committee (members: Janice Tate, Lee Lasson, Jack Heidebrecht) report:

Provided RLA members an information document about becoming a Fire Protection District.

Gave background:

GHVFD was created in 1960's to provide fire protection, emergency medical services, and flood and rescue services. RLA and Glen Haven Association provide 2/3 of the budget; other 1/3 provided through individuals and fund raisers.

In 1994, the RLA voted to increase its donation to the GHVFD to \$10,000 yearly for 3 years. A committee was appointed to research the possibility of a Fire Protection District and to report its findings in 1997. The Fire Department Board has joined in the research.

Committee reported:

The GHVFD service boundaries have been established from the switch backs east to where the Loveland Rural Fire Protection District starts, about 1 mile east of Streamside Drive.

GHVFD and GHA do not support a Fire Protection District. Concerned over the tax costs to fund one and the interference by county and state government if supported by tax funds.

The Fire Protection Research Committee concluded:

1. Issue of forming the Fire Protection District will not carry. County commissioners are influenced by opinions of fire departments.
2. Not likely 51% of landowners will approve.

The Committee also concluded at some time a Fire Protection District will be feasible and possibly mandatory because of inflation, increased population and tourists, and the possibility of a catastrophic event happening.

The Committee will prepare for this need:

1. Continue with a property evaluation study to determine whether or not a Fire Protection District could be supported by this area.
2. Calculate estimated cost to taxpayers.
3. Make projections of when a Fire Protection District will become necessary.
4. Monitor support.
5. Collect service plans of other Fire Protection Districts to help facilitate establishing one in this area.
6. Identified 3 lawyers experienced in developing Fire Protection District, if needed.

Recommendation will be made in 1997 when RLA commits new funding to GHVFD.

Carol Fulton expressed gratitude to GHVFD and stated donations can be made to GHVFD in memory of Tom Fulton.

## NOMINATIONS

Nominating committee nominated Don Haden, Nancy Johnson-Asbury, and Diane Lavaux. Marcella Bicknell and Marv Gee were nominated from the floor by Sy Kleinman and Tom Bennett, respectively.

President Gwynn appointed Marlan McMahan, John Fowler, and Ron Tate to collect and count the ballots.

Nominees introduced themselves to the members.

Meeting adjourned for break.

Meeting called to order at 3:10 p.m.

President Gwynn announced Marcella Bicknell and Marv Gee won the election to the board and thanked the members who ran for office.

## NEW BUSINESS

- Ken Cooper introduced the following motion:

We, the members of the Retreat Landowners Association, Inc., assembled in our 25th annual business meeting, commend the RLA board of directors for their efforts and direct them to:

- A. proceed immediately to acquire the 37.45 acres of US Forest Service land located within the Retreat through a land exchange agreement at the lowest possible cost;
- B. upon acquisition, identify one or more building sites (as needed to make the plan financially feasible) of a size comparable to those existing the Retreat;
- C. other restrictions as may be appropriate to run with the land in perpetuity; after identifying the building site/s, impose the Protective Covenants of the Retreat and such
- D. place the building site/s up for sale at the highest market price;
- E. create a Retreat Common Area and Open Space on the remaining portion of the original parcel by establishing a conservation easement which would run with the land in perpetuity;

F. retain any excess funds generated from this transaction in escrow until the annual Retreat meeting following completion of all the above steps, and prepare a motion for a vote of the membership on the disposition of any excess funds.

Motion seconded by Stan Wasman.

Discussion:

Appraisal says parcel can be possibly divided into two parcels.  
Conservation easement would be between the landowner and the land trust.  
The question of purchasing the land is moot because of other's interest.  
Up until the Forest Service Step 32, it may still be possible.

- Duke Sumonia proposed a postponement of action on the motion until more members are informed. Joe Lavaux seconded.

Discussion:

Process with Forest Service clarified.  
Against: motion is consistent with the original commitment for open space.  
Questioned whether vote at special meeting takes precedence over motion on the floor.  
Answered vote was for increase of assessment not a reversal of original intent to purchase the FS land.  
For: Important to inform everyone in the RLA of the motion.  
Questioned what step RLA would be at if motion passed.  
Answered if RLA got the land the RLA would be at the current step at that time.

- Leon Satterfield called for the question. Tom Bennett seconded.
- Postponement failed with a vote of 4 for and 49 against.

Discussion:

Discussed how the plan outlined in motion would work: using reserves voted on in 1994 and putting most of the land under a conservation easement that would last forever.

- John Barlow moved to refer the motion to the board for further publication in the newsletter and a special meeting to be called. Seconded by Ed DePasque.

Discussion:

For: Members in Retreat have right to all information.

Against: Motion carried out original intent of members' commitment to open space. Original motion to pursue the purchase of FS land was also presented at the annual meeting.

- Dennis Bicknell called for the question, seconded by John Manchester.
- Postponement failed 44-0.

Ron Tate called for the question to close debate for the original motion, seconded by Mr. Satterfield.

- Call for the question passed 44-0.
- Motion passed 40-0.

- Marcy Trahan moved to approve a merger with Bulwark Ridge Association, John Manchester seconded.

Discussion:

Bulwark Ridge Association would turn over \$3200 in funds to RLA with the request the money be used for improving the one mile of road beyond the gate.

Discussed road improvements (removing boulders, ditching, and crowning), approximating the cost to be \$3375. Plans for no culverts and road base for 3 years. Jim Boyd stressed he would give first priority to Retreat roads.

- Duke Sumonia offered a friendly amendment: the Bulwark Association would be under the RLA covenants. Accepted by Marcy Trahan.

Questioned whether any existing buildings would be grandfathered in.

Answered only one dwelling exists.

Questioned whether their dues will maintain that one mile of road.

Answered they have been paying dues for last couple of years with no road maintenance.

Questioned whether it should be stipulated which are roads and which are driveways.

Gate would stay locked to control unauthorized traffic and activity. However, the combination to the lock would be published in a newsletter insert given to all RLA members.

- Graham Fowler called for the question to close debate, was seconded. Passed 45-0.
- Motion, as amended, passed 44-0.
- Marv Gee moved Jay and Carolyn Smith, who live at the east entrance of the Retreat be given honorary membership. Seconded and motion passed.
- Victoria McCoy moved the attorney on retainer be required to attend the annual meeting and it was seconded.

Discussion:

Against: Concerned motion would run into the relationship between the counsel and the board, since the agreement is he attend one meeting per year.

- Jack Heidebrecht offered friendly amendment : If the board has not found use of the lawyer before the annual meeting, he be required to attend the annual meeting. Accepted by Victoria McCoy.
- Motion, as amended, passed.

#### LANDOWNER'S COMMENTS

Carol Fulton expressed gratitude for the community support she had from members of the Retreat with helping to drive Tom to appointments.

Potluck before the annual meeting will be reinstated next year.

The next Annual Meeting will be held on Saturday, July 26, 1997.

Meeting adjourned.

Respectfully submitted,

Judy Petersen

## Board of directors, 1996-1997

Kenneth Gwynn .....President  
551 Miller FK RD, Box 138  
Glen Haven, CO 80532  
970-586-3788

Dale Alps  
5800 14 SW  
Loveland, CO 80537  
970-667-6752

Marcella Bicknell  
1473 Streamside DR, Box 172  
Glen Haven, CO 80532  
970-586-1034

Marvin Gee  
722 Miller FK RD, Box 159  
Glen Haven, CO 80532  
970-586-5485

Wilfred Howarth  
686 Elkridge DR, Box 92  
Glen Haven, CO 80532  
970-586-4738

Richard Stolte  
118 Miller FK RD, Box 111  
Glen Haven, CO 80532  
970-586-4065

Marcille Trahan  
1817 42nd AVE  
Greeley, CO 80634  
970-330-6396

## Officers, committee chairs, other leaders

- Dennis Bicknell .....Architectural Control  
1473 Streamside DR, Box 172 970-586-1034  
Glen Haven, CO 80532
- Kenneth Cooper .....Assistant treasurer  
8070 W Woodard DR 303-986-5070  
Lakewood, CO 80227
- Graham Fowler .....Environmental  
8764 Skland DR 303-652-8365  
Longmont, CO 80503
- Sandy Stolte .....Recording secretary  
118 Miller RK RD, Box 111 970-586-4065  
Glen Haven, CO 80532
- Jim Boyd .....Road Maintenance  
1371 Copper Hill RD, Box 46 970-586-2407  
Glen Haven, CO 80532
- William Widmaier .....Treasurer  
2010 46th AVE, F1 970-330-3281  
Greeley, CO 80634
- Char & Marv Gee.....*Newsletter* editors

## Glen Haven Area Volunteer Fire Dept.

Marcella Bicknell..... Board member  
Bob Clarke.....Board member  
John Manchester..... Board member  
Jack Heidebrecht.....Fire Protection District  
Committee & RLA board liaison

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## **THE RETREAT**

***LANDOWNERS ASSOCIATION, INC.***

Post office box 160  
Glen Haven, CO 80532

**First  
Class  
Mail**



***Address correction requested***

CORRECTIONS TO MINUTES OF RETREAT LANDOWNERS ASSOCIATION  
ANNUAL MEETING, JULY 27, 1996

REGARDING THE FIRE DEPARTMENT REPORT by TOM HOUSEWRIGHT.

The fifth paragraph of the report is corrected to read: Glen Haven has an insurance rating of nine(9).

UNDER NEW BUSINESS and Discussion on page six (6). The second paragraph and first bullet under Discussion is corrected to read: Nancy Johnson-Asbury made a motion to postpone open space action until the full membership had an opportunity to be informed by setting a special meeting for discussion. Joe Lavaux seconded.

UNDER NEW BUSINESS and on page seven (7). The second paragraph and first bullet is corrected to reflect that this was not a friendly amendment, it was a consideration made by Dushan Sumonia.

UNDER NEW BUSINESS and on page seven (7) paragraph twelve 12, the sixth bullet is corrected as follows. Ken Cooper made the following motion; if we can get him (the lawyer) on the same kind of fiscal year as our Annual Meeting and if the board has not found need to utilize him in the eleven (11) months prior to our Annual Meeting that we then ask him (the lawyer) to come because it is a freebie for us.

Submitted to the RLA Board of Directors for approval.



RETREAT LANDOWNERS ASSOCIATION, INC.  
STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS  
For the Year Ended December 31, 1995

ODSTRCIL & MEIS  
CERTIFIED PUBLIC ACCOUNTANTS, P.C.  
1002 NINTH STREET  
P.O. BOX 937  
GREELEY, COLORADO 80632  
TELEPHONE: 352-0661

April 30, 1996

Accountant's Compilation Report

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

We have compiled the accompanying statement of cash receipts and disbursements of Retreat Landowners Association, Inc. (a Colorado non-profit corporation) for the year ended December 31, 1995 in accordance with statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The financial statement has been prepared on the cash basis of accounting, which is a comprehensive basis of accounting other than generally accepted accounting principles.

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

Management has elected to omit substantially all of the disclosures ordinarily included in a financial statement prepared on the cash basis of accounting. If the omitted disclosures were included in the financial statement, they might influence the user's conclusions about the Company's cash receipts and disbursements. Accordingly, this financial statement is not designed for those who are not informed about such matters.

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

RETREAT LANDOWNERS ASSOCIATION, INC.

STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

For the Year Ended December 31, 1995

CASH RECEIPTS:

Landowner's assessments	\$46,080.00
Transfer fees	1,800.00
Interest income	1,799.61
Other income	<u>24.68</u>

Total Cash Receipts \$49,704.29

CASH DISBURSEMENTS:

Accounting	280.00
Annual meeting	487.07
Donation - fire department	10,750.00
Dues	260.00
Environmental control	276.84
Expense reimbursement	200.99
General administrative expenses	480.69
Insurance	2,665.00
Legal	3,118.72
Office supplies	1,879.31
Road maintenance	8,847.42
Salaries & secretarial services	1,267.42
Taxes and licenses	<u>123.88</u>

Total Cash Disbursements 30,637.34

Excess of Cash Receipts over Cash Disbursements \$19,066.95

See accompanying Accountant's compilation  
report dated April 30, 1996