



# RETREAT LANDOWNERS ASSOCIATION, INC.

## MINUTES

### THE TWENTY-FIRST ANNUAL MEETING

JULY 25, 1992

### THE GLEN HAVEN COMMUNITY BUILDING

The meeting was called to order by President Graham Fowler who introduced himself and his fiancé Julie Stafford. The Board of Directors introduced themselves at which time Graham thanked Mary Purrington for her work on the Board the past three years. Mary has consented to be Environmental Chairman. The landowners introduced themselves giving their Retreat addresses. There were forty-nine landowner units present. A total of twenty-one proxies were distributed.

Graham thanked Bill and Maggie McDonald for the wine and cheese party held Friday evening. He also thanked Marlan McMahan for his work on the By-Laws. He introduced our attorney, Ed Guducci, who has also become a new father.

#### SECRETARY'S REPORT

Hugh Beckham moved, Bill Widmair seconded to approve the minutes of the July 27, 1991 Annual Meeting. In discussion Duke Sumonia said that in the minutes he was appointed the official Retreat Historian, but he declines the appointment, and will do it out of love for the Retreat. Motion passed.

#### PRESIDENT'S REMARKS

Graham explained the history of the By-Law revisions, and noted that over thirty people contributed to the revision. He read some articles from "Board Briefs", a CAI publication. These concerned ground rules and efficient running of meetings. He recommended that remarks be limited to two minutes, as so many people had a lot to say. He explained how he intended to conduct the meeting.

The financial situation is very good this year, Graham said, explaining that we recouped \$3,000 from satisfaction of court-ordered litigation. Money has been saved by not stocking Miller Fork this year. Red notices which can be placed on non-Retreat cars are available from Marlan McMahan. The purpose is to discourage non-members from fishing Miller Fork.

Graham thanked those who wrote some of the 705 letters to the Forest Service regarding OHV trails. He also thanked the Road Crew for their work in road maintenance, which has the roads in the best condition they have been for some time.

He mentioned a new law CCOIA (Colorado Common Interest Ownership Act) a State regulation which applies to associations such as ours. The Board is studying this law to see how it will affect the Retreat, and will report to the membership for vote next year.

#### LANDOWNER COMMENTS

Hugh Beckham moved that discussion on each question be limited to two minutes. Seconded by Ron Tate. After discussion and checking into Roberts Rules of Order, and a call for the question, the motion passed with six dissenting votes.

Marvin Gee said there are 261 lots in the Retreat, 216 owner units, 94 houses and two garages. VIN has sold their last lot so are no longer associated with the Retreat. There are 1700 acres in the Retreat.

Sy Kleinman asked that under New Business, the membership consider the idea of how we can deal with density now and in the future. He said that some members buy additional lots to keep other dwellings from being built. He wonders how the Association can buy lots, or encourage members to buy, so that the wide open areas are continued.

Landowner Comments, Continued

Leon Satterfield said that he continues to hear gun shots. Graham has approached those who are doing this. There is no specific rule against firearms, but we do have the nuisance classification, and County regulations regarding firearms being shot in populated areas.

Joan Persichetti asked if cellular phones can be used in the Retreat. If one is in "just the right spot", she was told, they might work. Beth Holt expressed appreciation for the work being done on the roads.

TREASURER'S REPORT

Marylouise Widmair gave the following treasurer's report:

The first report in your financial statement handout is the Compiled Statement of Cash Receipts and Disbursements for the year ending December 31, 1991. This statement reports total cash receipts of \$26,997.50 and total disbursements of \$19,654.12 resulting in an excess of cash receipts over disbursements of \$7,343.38. Approximately \$3,000 of this excess is the result of a court ordered settlement which was received late in 1991 and was not included in the 1991 budget. For budget purposes, this excess of cash receipts over disbursements of \$7,343.38 has been allocated to:

1. 1992 Attorney Fees	\$ 500
2. 1992 Equipment Replacement	\$ 500
3. 1992 Road Maintenance	\$ 3,055
4. General Contingency Reserve	\$ 3,288
Total	\$ 7,343

The first report attached to the compiled statement are statements prepared by us which report cash balances at December 31, 1991 and a comparison of 1991 actual receipts and disbursements to budgeted amounts. As reported in this statement, actual expenses were less than budgeted expenses by \$1,246. Also enclosed is an analysis of selected expense accounts for 1991.

Another report attached to the compiled statement is an Income Statement for 1992 year to date at July 18 with budget comparisons. You will note that year to date income exceeds expenses by \$5,596.25. Cash balances at July 18, 1992 total \$18,968.70 consisting of Checking - \$2817.19 and the money market deposit account - \$16,151.51.

John Manchester moved, and Frank Revier seconded to accept the treasurer's report. During discussion Tim Stolz asked what major expenses were under the legal account. The answer was variance issues, work on the By-Laws, several liens, but no big single expense. He asked when the last time the books were audited. He asked why Rick Spowart was given \$50. This was as a private individual to remove the beaver in Miller Fork. The DOW does not remove for free. He asked if the legal fees would stay under the budgeted amount. Graham explained that our attorney was in attendance at the meeting at no charge. Graham said that there is litigation pending, but not immediately, and the Board feels the legal fees will stay under budget. Graham said that so far the Courts have ruled in our favor; we have won two judgements. There are some significant delinquent assessments; Graham explained that one lien has been leveled this year, and that some people have not paid attorney fees. When a member is delinquent in paying assessments, the attorney sends out a notice which also included interest and the attorney's fees built into the cost. Graham said that legal money is recouped when the payment is made. But there are some outstanding liens, and a transfer fee not paid. The extra income is from transfer fees. Duke Sumonia asked for the total lawyer's fee to date regarding the By-Laws. According to the treasurer's report, year to date (July 18, 1992) attorney fees for everything including other than By-Laws work, is \$716.19. The motion to accept the treasurer's report passed. There was applause for Marylouise's work.

ACC

Steve Little introduced the members of his committee. There was applause and thanks for their work. He said that this is the busiest spring since the beginning of the Retreat. There are nine or ten cabins being built. He reminded the membership to be

ACC, continued

certain to talk to the ACC about ANY construction - driveways, sheds, TV dish placement as well as cabins - so there are no violations. He welcomes any questions or problems, and says the ACC can help, as there is experience in all areas on the committee. There are forty-four families living full time in the Retreat at present. Tim Stolz asked how often the ACC meets. Steve explained that the By-Laws state the turn around should be within a month. Approval or disapproval is done by mail as the ACC members are separated in several areas and states. The ACC does not meet often, but will have some meetings this fall. Graham reminded the membership about doing what is approved by the ACC, as soon as possible. This saves money for the association as no legal fees are then involved.

ROAD COMMITTEE

Dick Weinmeister introduced Jim Boyd and Dice McKnight, his committee who have been working diligently. There was applause. Jim has spent over forty-hours. Ron Tate has also been a big help as a volunteer, helping Dick and Dice over a period of three days working on Streamside Drive from Black Creek Road to County Road 43 (back entrance). Dick said that 557 tons of 3/4" road base was applied at a cost of \$4,994.56. Copperhill Road from Copperhill Court to Saddle Court has received 328 tons of 3/4" road base, (\$3,000.84) and Miller Fork Road up from Dunraven Glade has fifteen ton of 3/4" road base for \$138.65. Because money came in from the litigation, it gave the Road Crew more to work with in Road Maintenance. New construction on the roads cost \$8,120 for materials. There is \$1,600 left in the budget for the rest of the year, so Dick said they will do a few touch-ups, go over the roads well in September, and save the rest for snowplowing.

Dick said that the old grader was sold to Dale Alps for 150 tons of 3/4" road base. "The new grader is the best thing the Retreat has done," Dick said, "It is four times easier to operate than the old one." The committee intends to work on Elkridge Drive next, then Bulwark Ridge. Dick reported that the asphalt road base (on Miller Fork Rd.) is holding up well, but is recycled material, and the committee may not use it again, with concern for the environment.

Graham explained that the equipment replacement fund was used for the new road grader, and that extra money was borrowed from the contingency fund to make the cost of \$11,000 plus delivery charges. The contingency fund is for situations like this grader purchase. Money will be budgeted again for both funds. Steve Little explained about limestone, a third kind of road base, which holds up very well. Linda Bachali thanked the road committee for all the work.

ENVIRONMENTAL

Mary Purrington reported good news that the pine beetle and spruce budworm counts are insignificant this year. The bad news is that there ARE a few beetle trees in the Retreat; if you do have a beetle tree, it has already infected at least three to five other trees, either on your land or your neighbor's. She stressed that members must take care of their own trees as Rock Tallman is not able to cut them anymore. Mary does not know who to send on the lots as of now. More good news is that the Retreat, nature-wise, has never been so beautiful and so healthy. Mary has contacted the Forest Service, the DOW, and engineer of hazzard material in Larimer County, who are her resourses when needed. She asked that if a member has a problem on their lot, to contact her, and she will go to the experts to help solve the problem.

Mary said that the "Biggest enemy is us"; one hundred homes is an incredible impact. Things she asked the membership to think about are: we left the city for a reason, don't bring the city with you, such as leaving lights on all night -(light pollution) the numbers of cars brought in, sitting around leaking oil, noise pollution (voices and radios travel 1/4 mile loud and clear), use of oil to control dust is an absolute "NO NO" as the wells could be contaminated by the oil which is dropped down.

Mary had set up an environmental table which contained articles on environmental concerns. Copies were free to the members. She wants to do a good job as Environmental Chair and wants anyone to contact her regarding any environmental conerns that arise. There was applause.

Environmental, continued

Graham explained about the OHV trails, and referred to the articles and materials placed on the bulletin board. He again thanked the RLA members who wrote to the Forest Service objecting to the OHV trails being opened. He said that safety is one of the most important problems - if a motorcyclist had an accident in the back areas, it would be difficult for rescue personnel to get in there. He reported on the Forest Service meetings he has attended, which included discussion of designation of habitat fragmentation, wild life trails, erosion, old growth forests, grazing, and hiking. He said that the Forest Service knows how the Retreat feels, and are looking at the whole picture, to see how to resolve the problems. John Manchester said he had been up at Donner Pass, the intersection of Miller Fork and Indian Trail on July 4th, and saw a TRUCK with Ohio license plates, and motor bikes going up and down Indian Trail. He asked what could be done. The answer is to get the number of the license, and call the Forest Service who are in charge of enforcement. Asked who wanted the trails open for OHV, Graham responded that the Northern Colorado Riders Association was behind the idea.

GHAVFD

Tim Stolz, president of GHAVFD Board and RLA member, reported that \$6,500 has been received from the solicitation sent out to area people earlier this year. That broke down to 44% from GHA, 37% from RLA, and 18% from others as far down as Drake. He thanked the Retreat from responding. Fire Days netted \$2,100. He introduced Fire Chief Tom Housewright who discussed the equipment. Tom said that there are fifteen active volunteers and six reserves. There is one tanker truck, three pumper trucks and one rescue unit, with a tanker in reserve. With the reserve tanker they can hold 2400 gallons of water. The department would like to have a better tanker so the water supply would be better. He said that the biggest problem right now is having enough water. The Insurance rating will be known in September, but he is sure it is Class 9. To have Class 8, the department needs more water in supply. They would eventually like to go to a Class 7, which would lower landowner insurance rates. Long range goals include the water supply, a pumper and tanker in each fire house, more volunteers from the Retreat. He encouraged RLA members to join the GHAVFD and said they meet the first Wednesday night of the month at 7:30 at Firehouse #1. Tom said that the GHAVFD has received two grants with which they bought six new radios. In discussing grants, Brian Martens, Retreat landowner from Loveland, who has experience in such matters, said that there are grants available to rural fire departments, and is willing to inform the GHAVFD as to where to apply. Tim Stolz said that this year the department was able to get \$11,000 worth of equipment through State grants. Steve Childs, GHAVFD volunteer, said that the department has four first responders - four MT - who help in the medical end of the department's emergencies. Lee Lassen, a 14-year renting resident in the Retreat, spoke to the concerns of the department regarding the Retreat houses being saved if there was a fire. He said a lot depends, at present, how much water the pumpers can pump. Better equipment is needed. He suggested dry hydrants and lake reservoir options to be scattered around the Retreat. He said that the department has just about hit the limit for volunteer funding, and that a fire protection district, where the departments would join other departments, such as Allenspark, seems to be the way GHAVFD might have to go. The way to equitably fund fire protection is through a taxing district. He said that as a community, if that is the way we want to go, there is energy on the Fire Board to pursue the process. Without direction from the RLA and GHA he feels the Fire Protection District would not go further. He reminded the members that one-third of the community contributed to the GHAVFD and two-thirds did not. He feels that as residents we need the best possible fire protection, and when 2/3 get as much protection free as the 1/3 who contribute, it is not equitable. Thanking those who DO contribute, he said the department's way of thanking everyone is by trying to make it more equitable. Cathy Hubert asked why the Horseshoe Cafe was lost when the firehouse was so close. Tom explained that when the call came in at 1:10 a.m. it was already engulfed in flames, and that the firemen had to chop through two feet of ice to get to water from the stream. Lee said that there is a seven-minute response time to his house on Black Creek. Tim suggests an idea of a \$20 assessment to both RLA and GHA for fire protection. He said that this would raise about

GHAVFD, continued

75% of the operating budget. He explained that the average donation from Retreat people who donated, is about \$45.54. He said that some are tired of receiving letters asking for donations. But better equipment and other equipment is needed, and he suggests that the RLA consider adding \$20.00 to our annual assessment ear-marked for the GHAVFD.

WILDFIRE PREVENTION PRESENTATION

Jim Boyd introduced Eric Nelson from the Larimer County Sheriff's Department. Mr. Nelson explained that the department is ready and willing to respond, that all personnel have pagers. He said that there is more and more chance of fire problems because of more and more people. He said their department's procedure in protecting lives and property is to first evacuate people, and second, try to save structures. He noted that Larimer and Boulder Counties have had more fires than any other county in the state. Problems in the remote areas are caused by bad, narrow roads, denying the trucks from turning corners, and turning around. He said that water runs out very fast. He stressed that the department can't do it all, and that homeowners can help by clearing as many hazzards around the home as possible - all pine trees next to houses should be removed, debris cleared away, high grasses cut, lower branches on trees cut away so ground fire can't catch the branches. He said WE must set the scenario to our advantage so the firefighters can get in, and asked if the driveways are wide enough for fire vehicles. He said that xeroscaping will help keep the fuels down. He asked if a fire came up the valley, blowing from the East, could we get out? He reminded the members that there could be debris falling across the roads. At the moment, he said, the fire hazzard is not high, because of the recent rains. But he cautioned the membership not to be lulled into inaction. There are people who will come for a small fee, to help clean up areas, and he encouraged the Association to do so. He said the best utilization of water is to cut down the danger of fire spreading into our homes. An informational meeting will be held July 29, 1992 at the Glen Haven Community Building at 7:30, and he encouraged those present to attend.

There was discussion involving raising the assessments \$20 as suggested by Tim, or to try for a Fire District suggested by Lee. After discussion, Ron Tate moved, and I.B. Muller seconded, that the Retreat support the idea of RLA, GHA and GHAVFD Boards meeting to discuss how to handle the finances of fire protection. The RLA Board would keep the membership apprised of the results of the meetings throughout the year. It is hoped a plan of action will be in place for the 1993 Annual Meeting. The motion passed.

ELECTION

Graham Fowler and Duke Sumonia both told why they wanted to be elected. Carol Fulton spoke for Wilf Howarth, who was on his way home from Europe. Tim Stolz nominated Jim Boyd from the floor. Jim spoke on why he would like to serve on the Board. Graham appointed Joan Persichetti, Millie Muller and Mary Purrinton as counters. Graham Fowler was re-elected, and Jim Boyd was elected to the Board of Directors.

HISTORICAL TRAIL

After a refreshment break, there was discussion regarding the historical trail, and concern that it appeared that one landowner was allowed to move the trail as it crossed his land, but another was not. It was moved and seconded to look into why one person was allowed to move the trail but another was not. The motion passed. The attorney, Mr. Guducci was asked to look into the issue.

OLD BUSINESS

A. By-Laws

Graham reminded the membership that 2/3 vote of those present would be the majority. The attorney's legal opinion was that proxies counted. Marlan McMahan thanked those who have helped revise the By-Laws throughout the twenty-one years of the Retreat organization, including this revision. In previous years the Board acted as the By-Law committee.

By-Laws continued

Marlan named the many people who have contributed ideas to the present proposed By-Laws. He explained the history of the procedure, and said that the By-Laws would be voted upon article by article. Ed Guducci our attorney said that our Association is the most organized association he has experienced. He said a great deal of effort has been exerted by a lot of the members, and there are more actively involved members than he has seen. He said that this new document brings us up to date, and should serve us for quite a time into the future. He said that the purposes of By-laws are not to enforce nuisances, but are concerned with day to day operations of the Association. He cautioned those present to focus on what the purposes of the By-Laws are.

Discussion involved Roberts Rules of Order and how to approach voting on the By-Laws. Each Article was presented as a motion by Chair Marlan McMahan. Whenever, after discussion, a member called for the question, THAT was voted upon before voting on the Article.

ARTICLE I - seconded by Maggie McDonald. Passed as proposed with the change of Box #55 to Box #160. Prominent in discussion before the vote were I.B. Muller, Tim Stolz, Duke Sumonia, Joe Barraclough.

ARTICLE II, seconded by ???. In discussion Duke Sumonia asked for a point of order, saying that the chair should ASK for amendments in Article I. There was disagreement in interpreting Roberts Rules of Order. Duke asked to go on record that he raised a point of order, and that he received no response. Others in discussion on Article II were Cathy Hubert, Beth Holts, Sy Kleinman. Clarification was asked concerning Common Areas, assessments of Bulwark Ridge members. Article II passed as written.

ARTICLE III - seconded by Tom Fulton. I.B. Muller moved to amend section #3 to read "30 days" instead of "15 days". There was a second. After lengthy discussion it was explained that the reason for fifteen days was, should an emergency occur (such as the '76 flood, or a fire) where decisions needed to be very quickly made, a fifteen day notice was about the outside limit in time that could be afforded. On ordinary meeting times the thirty day notice would be fine. Article III as amended to 30 days was defeated. Article III passed as written.

ARTICLE IV - seconded by Joan Persichetti. During discussion Jim Boyd pled with the membership to give the Board of Directors a vote of confidence. Article IV passed as written.

ARTICLE V - seconded by Jim Boyd was adopted as written.

ARTICLE VI - seconded by Tom Fulton. Sy Kleinman moved to amend the phrase "Regular meetings of the Board of Directors shall be open to all members and be held...." The amendment was seconded. Article VI passed as amended.

ARTICLE VII - seconded by Tom Fulton. Gloria Benson and Joan Persichetti questioned the word "manager" (section #1, e). As a friendly amendment, Leon Satterfield moved to delete "a manager". Seconded by Tim Stolz. Steve Little added that we should delete the word "to" in section #2. Article VII passed as amended.

ARTICLE VIII - seconded by Cathy Hubert, passed as written.

ARTICLE IX - seconded by Jack Benson. Steve Little offered a friendly amendment to section #2 to read "election of officers shall take place following the annual meeting." Seconded by Ron Tate. Article IX was adopted as amended.

ARTICLE X - seconded by Cathy Hubert adopted as written.

ARTICLE XI - seconded by Joan Persichetti, adopted as written.

ARTICLE XII - seconded by Charlene McKnight. Discussion involved assessments, 2/3 majority vote, buildings, dwellings, structures. Ed Richards moved an amendment, seconded by Cathy Hubert, to change "building" to "dwelling". The amendment did not pass. Those prominent in the discussion were Ed Richards, John Barlow, Joan Persichetti, Joe Barraclough, Graham Fowler Steve Little, Marlan Mc. McMahan. John Manchester offered a friendly amendment, seconded by Cathy Hubert, to add "except on condition of inheritance" after "Each member is obligated to pay a transfer assessment of \$100..." Leon Satterfield offered a friendly amendment, seconded by Sy Kleinman, and Steve Little offered a further friendly amendment, with more wording by Paul Dingle, seconded by Irene Little, so that the last sentence in section #1, Article XII reads "The annual assessment limit may be increased only by a 2/3's minimum vote of the membership present at the Annual

By-Laws continued

meeting". The first two sentences in section #1 now read "Each member is obligated to pay annual assessments to the Association in an amount not to exceed \$150.00. This amount to be set by the Board yearly." Article XII passed as amended.

ARTICLE XIII - seconded by several voices, passed as written.

ARTICLE XIV - seconded by Joan Persichetti passed as written.

ARTICLE XV - seconded by Maggie McDonald. In section #1, Tom Fulton, questioning the need for "the Covenant Enforcement Committee", moved in a friendly amendment to delete the phrase, as the Board has the power to empower a committee to appoint an agent. Steve Little seconded. John Barlow moved a second friendly amendment to read " a minimum of 30 days" on the last sentence. Responding to questions by Duke Sumonia, our attorney responded that the Board has the obligation to act as soon as they become aware of violations. Another friendly amendment made by Tom Fulton was to add Covenants after "rules and regulations" in section #6. Seconded by Sy Kleinman. Article XV passed as amended.

ARTICLE XVI - seconded by Pat Guy passed as written.

ARTICLE XVII - seconded by Gloria Benson passed as written.

ARTICLE VIII - seconded by Jack Benson passed as written.

The Articles of Incorporation were read to the assembled members, reading (under Third Purpose - #1) "To operate and maintain roads, easements and facilities...." and (under Fourth Purpose) "The address of the registered office of the corporation is Box 160, Glen Haven CO 80532, and the name of the registered agent are Marvin and Charlotte Gee" and (under Sixth Purpose) "The number of directors constituting the Board of Directors of the corporation is seven (7)...." Marlan McMahan moved that the Articles of Incorporation be adopted. Seconded by Joan Persichetti. Passed.

In other Old Business, Leon Satterfield asked what the action was on access to the stream by outsiders. What has been found is that there is a 10-foot easement up the drainage. The question is "if you are walking on the trail and fishing, are you trespassing?" Our attorney Mr. Guducci will research this, as it has become an issue.

NEW BUSINESS

- A. Marlan McMahan has designed a card which can be put on cars not having a Retreat membership sticker, which reads: "RETREAT SECURITY; These roads are Private; You must have a sticker; Your license has been recorded; NO PARKING"  
He emphasized that only RLA members could have stickers. The reason for this card is to control trespassing. It was suggested that the members write a note to be put on family members' and friends' dash boards, explaining who they are.
- B. In the future, picnics on the Forest Service land at the end of Dunraven, will cost \$120. Since the policy in the last several years has been to alternate pot-lucks one year and picnics the next, we have two years to decide what to do about the place for the picnic.
- C. Sy Kleinman referring to the issue of population density, moved that the Board appoint a committee to address the issue in terms of buildings, suggested alternatives or incentives, or purchase of other Retreat properties to help control the population. Seconded by Ed Richards. Discussion involved relieving the stress on the land, and long range plans for the Retreat. Prominent in the discussion were Jerry Spencer, Sy Kleinman, John Manchester, Graham Fowler. The call for the question was voted upon and passed. The committee will report at the next Annual Meeting. Sy's motion passed.
- D. Fire Department  
Jim Boyd said that GHAVFD had asked him to ask the RLA members how they would respond to 1) Tax District, and 2) an assessment addition. Cathy Hubert moved that we assess \$10 per member as a special assessment per year, expressly for the GHAVFD, plus the \$500 the Association donates. Seconded by Ed Richards. She withdrew the motion after our attorney said that under our By-Laws the Association is entitled to assess

New Business, Fire Department, continued

only for our own operation. Marlan McMahan moved that representatives from the RLA, GHA and GHAVFD meet to decide how to raise the money for the Fire Department, and report back to the membership through a mailing. Seconded by Cathy Hubert. After more discussion, Duke Sumonia, Cathy Hubert, Graham Fowler, a call for the question was voted on and passed. The motion to have the three Board represented to look into ways to raise money for the department passed. Jerry Spencer suggested that when the RLA assessment notices are sent, there be a reminder included to ask for a voluntary contribution of \$20 as a courtesy to the Fire Department. He felt that the 75% who do NOT contribute, might then do so.

E. Historical Trail vs Platted Trail

Gloria Benson moved to have Mr. Guducci look into the Fishermans Lane trail issue. Seconded by Steve Little. The motion passed.

LANDOWNER COMMENTS

- A. Char Gee said that everyone over 60 should hug the young firemen who have the energy to fight our fires. Hugh Beckham cannot fight fires, but will donate all proceeds from any knives he sharpens at a \$1.00 per knife at his business "Creative Woods" in Estes Park. He suggested that the rest of us could find small ways to donate to the department.
- B. Our attorney, Mr. Guducci was applauded with appreciation for attending the meeting with no charge, and helping to legally sort out problems.
- C. Sy Kleinman, acknowledging the length of the meeting, tempers flaring, felt that what was witnessed today was an exercise in democracy, and complimented the Association on being a fine community. There was applause.

The meeting was ajourned at 6:25 p.m. 

Following the Annual Meeting the new Board met to elect new officers. Those elected were Marlan McMahan, President, Graham Fowler, Vice-President, Marylouise Widmair, Treasurer. The next Board meeting will be held at 9:30 a.m. at Jim Boyd's home on Copperhill Road on Saturday, September 26, 1992.

Respectfully submitted,



Carol Fulton, Recording Secretary

Note from Recording Secretary: When amendments or wording was changed in the By-laws, the new wording is underlined, i.e. the last two lines on page 6, reading "The annual assessment limit...etc."

**Copies of the Bylaws, as approved by the RLA membership at the annual meeting, are available upon request. Copies of the RLA Owners Directory, July 1992, are also available. Send your request to: RLA; P. O. Box 160; Glen Haven, CO 80532 or telephone (303) 586-5485.**