



# RETREAT LANDOWNERS ASSOCIATION, INC.

## THE BOARD OF DIRECTORS MEETING

JANUARY 28, 1984

The meeting was called to order at 10:20 AM by President Cathy Hubert. Two members, Jim Piersel and Chip Clark, were absent. Board members Cathy Hubert, Jim Persichetti, Dick Weinmeister, and Charlotte Besson were present. Also present were Dennis Bicknell, Ray Tallman, committee chairmen, and Jane Stark representing Ray Stark.

### SECRETARY'S REPORT

There were no additions or corrections to the minutes of the last meeting. Jim Persichetti made a motion to approve the minutes. Charlotte Besson seconded. The minutes were approved.

### ROAD MAINTENANCE

Jane Stark reported for Ray Stark. Since the Starks now have 300 gallon gas tanks at their home, they fill the grader with gas from these tanks and bill the RLA. There was considerable discussion about snow removal for snowfalls of less than 6 inches. The board agreed that road maintenance should depend on the road people's judgement.

There was extensive discussion concerning the hunting season and hunters driving through and possibly hunting in the Retreat. Private property signs will be installed at the rear entrance.

### BEEBLE AND BUDWORM

There was no report at this time.

### FIRE DEPARTMENT

Ray Stark is no longer on the fire department board. He is the training officer for the GHVFD. Training session begin next Sunday. Retreat members are welcome.

### ACC

Dennis Bicknell reported that a letter has been written for an insurance rating from the GHVFD. Several inquiries about potential building have been answered.

### TREASURER'S REPORT

Dick Weinmeister submitted a written report which is attached to these minutes. Jim Persichetti made a motion to approve the report and the bills from 11/17/84 to 1/24/84. Charlotte Besson seconded. The motion was approved. The RLA books will be audited through 12/31/83. Assessments: 111 out of 228 assessments for 1984 have been paid. There are four delinquent assessments for 1983.

### OLD BUSINESS

The potential sale of the Denning property didnot materialize.

A letter from the RLA attorney concerning covenant violations was reviewed. A reply has been made to this letter; however there has been no response from the attorney. There was a review of the original letter sent to the RLA asking her advice on covenant violations.

Common area: Lot 13, filing 3 on Dunraven Glade Road has been reduced in size from 2+ acres to less than one acre dut to the resurvey. This lot is for sale for \$6500. It was suggested that the board investigate the purchase of the lot for a Retreat Common area. The board will contact the realtor offering it. It was the feeling of the board that, due to the small size of the lot, its value is greatly reduced.

BOARD OF DIRECTORS MEETING

JANUARY 28, 1984

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The liability insurance and workman's compensation have been purchased and the premiums paid. Jim Piersel will report on this at the next meeting.

There was discussion about the speed bumps at the back entrance. Jim Persichetti made a motion that the board send the owners of the two areas at the back entrance a letter notifying them that the RLA plans to install a drainage pipe or pipes and grade out the road so that it is smooth and in passable condition as soon as the weather permits. If the owners have any questions they may respond to the board. Dick Weinmeister seconded. The motion was approved. Cathy Hubert will prepare the letter.

The annual meeting was tentatively scheduled for August 4 or July 28, 1984.

The meeting was adjourned at 12:10. The next meeting will be held on Saturday, March 31, 1984 at 10:00 AM at Persichetti's cabin.

Respectfully submitted,

*Marcella Bicknell*

Marcella Bicknell  
Corresponding Secretary

INCOME:

BALANCE NOV. 5, 1983: \$12,591.95

Interest (10/31/83) 54.17  
 VTN Legal (11/15/83)  
 Expense Reimbursement 3,000.00  
 Interest (11/30/83) 60.00  
 Telephone Revenue .95  
 143.66  
 239.03  
 Interest (12/30/83) 70.28  
 Telephone Revenue .74  
 670.00  
 950.00  
 1,100.00  
 850.00  
 695.00  
 620.00

Less Expenses: \$21,045.78  
 (2,618.02)

BALANCE JAN 24, 1984: \$18,427.76

EXPENSES:

Date

Check Amt.

11/5/83	Jim Piersel	(ER)	\$ 19.20	
11/5/83	Dick Weinmeister	(ER)	28.80	
11/5/83	Jim Persichetti	(ER)	21.60	
11/5/83	Marcella Bicknell	(SS)	150.00	
11/5/83	Marcella Bicknell	(ER)	124.52	
11/5/83	Cathy Hubert	(ER)	15.83	
11/5/83	Postmaster (Postage)	(OS)	100.00	
11/17/83	The Printery (Newsletter)	(OS)	71.92	
12/1/83	Colorado Parts Co.	(RG)	7.15	
12/8/83	Elliott & Neuswanger (November)	(LG)	100.51	
12/8/83	Ray Tallman -			
			\$185.00	(RM)
			75.00	(RG)
			13.40	(ER)
				273.40 T.
12/12/83	Ray Stark -			
			\$ 60.00	(RM)
			50.00	(RG)
			198.01	(RG)
				308.01 T.
12/12/83	Alpine 66 Service	(RM)	31.13	
12/12/83	Randy McNeil	(RG)	40.50	
12/14/83	Colorado Parts Co.	(RG)	155.34	
12/27/83	Elliott & Neuswanger (December)	(LG)	92.02	
1/12/84	Alpine 66 Service	(RM)	18.85	
1/12/84	Westwood Ins. Agency -			
	(Workmen's Comp. 11/7/83-11/7/84)		\$259.00	
	(Package Policy 1/1/84-1/1/85)		671.00	
				(IN) 930.00 T.
1/24/84	Elliott & Neuswanger (January)	(LG)	129.24	

TOTAL EXPENSES:

\$2,618.02



# RETREAT LANDOWNERS ASSOCIATION, INC.

## THE BOARD OF DIRECTORS MEETING

APRIL 14, 1984

The meeting was called to order at 10:15 by RLA president Cathy Hubert. All board members except Jim Persichetti were present. Also attending were committee chairmen Ray Stark and Dennis Bicknell. Dennis Bicknell took the minutes for this meeting for Marcelle Bicknell.

### SECRETARY' REPORT

There were no additions or corrections to the minutes of the last meeting. Jim Piersel made a motion to approve the minutes. Charlotte Besson seconded. The minutes were approved.

### ROAD MAINTENANCE

Ray Stark reported that road base material has been added to Streamside. More material will be utilized on Black Creek. The board felt that efforts should be continued to keep the roads in an improved condition. Ray will list areas needing cleaning with a backhoe and arrange for this work to be done at an approximate rate of \$50 per hour.

One of the speed bumps has been eliminated. Ray has driven Joi Szoke over his bumps and demonstrated how bad they are. The board feels Ray should install a drainage pipe and level the road as outlined in C. Hubert's letter to J. Szoke.

Ernie Conrad offered to give the Retreat copies of the legal documents pertaining to the Streamside entrance. Dennis Bicknell was instructed to obtain these, and thank Ernie for the offer.

### FIRE DEPARTMENT

Ray Stark reported enthusiasm is high with the members. Information about their Fire Days will be printed in the next newsletter. A radio alert system for the firemen has been installed. Discussion of the GHVFD's future, particularly financial, showed support for good plans and appeals for help.

### ACC

D. Bicknell reported approval of an application by Mr & Mrs Benson on Lot 5, Filing 1. No other applications are pending.

### TREASURER'S REPORT

A list of 29 overdue assessments was presented with a total of \$1435. The board directed that the names and addresses be turned over to Rebecca Elliott May 1, 1984 to start the collection process.

A copy of the treasurer's report is attached to these minutes. Charlotte Besson made a motion to accept the report; Jim Piersel seconded. The motion was approved. The following bills were presented for payment: M. Bicknell, first quarter secretarial service, \$150; M. Bicknell, expenses, \$41.17; Cathy Hubert, expenses, \$29.78; Ray Stark, expenses, \$99.85; Jim Piersel, expenses, \$9.00; Richard Weinmeister, expenses, \$27.28; Fisher Hunt, accounting, \$80; Jim's Towing road materials, \$294; Rebecca Elliott, legal, \$360. Jim Piersel made a motion the bills be accepted and paid. Charlotte Besson seconded. The motion was approved.

Form 990 Income Tax returns were discussed. A return will be filed though not required. A copy of the 1983 return may be found in the Retreat files.

BOARD OF DIRECTORS MEETING

APRIL 14, 1984

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OLD BUSINESS

D. Bicknell explained the purchase of Lot 13, Filing 3 as proposed at the last meeting was not feasible. A letter to realtor Ernie Conrad concluding this was read.

Jim Piersel reported on the details of the insurance purchased from Westwood Insurance of Loveland. The Retreat has a liability policy, a comprehensive policy, and workmans compensation. Booth & Simpson were the previous agents, were very slow in responding to requests, and probably were not cheaper. The workmans compensation policy does include volunteer workers as well as anyone paid by the Retreat.

Jim Piersel will contact John Fowler regarding fish stocking of Miller Fork this spring. \$650 has been budgeted. Rainbow trout survived the trip from the hatchery last year.

Rebecca Elliott's letter of March 16, 1984 pertaining to covenant problems was discussed. It was decided a letter from the board would be sent to Alvin and Annette Matlock regarding the number of animals, the unapproved construction or buildings, trash accumulation, and the possible operation of a commercial business. A reply will be requested within 30 days.

D. Bicknell will check with Ernie Conrad about a fence problem on a lot for sale.

The board's feeling was to continue the efforts begun to enforce the covenants, keep the membership informed, and work towards having all understand what is and is not included in the covenants.

NEW BUSINESS

A newsletter was discussed. Cathy Hubert will check with Jim Persichetti. One will have to be mailed by July 1. Depending on the material available, one or two newsletters will be prepared.

Each board member will seek nominees for the board. Three positions will be open. The annual meeting will be Saturday, August 4.

The next board meeting will be June 9th at 10 AM at Hubert's. The meeting was adjourned at 12:35 P.M.

Respectfully submitted,

Marcella Bicknell  
Corresponding Secretary

BEGINNING BALANCE: 1/1/84 - \$14,620.11

<u>DEPOSITS</u>		<u>DISBURSEMENTS</u>			
Assessments	1/4/84	\$ 670.00	1/12/84 (RM)	Alpine 66 Service	\$ 18.85
	1/6/84	950.00	1/12/84 (INS)	Westwood Agency	930.00
	1/10/84	1,100.00	1/23/84 (LS)	Elliott & Neuswanger	129.24
	1/12/84	850.00	1/28/84	Ray Stark -	
	1/16/84	620.00	(RM)	Grader fuel	23.80
	1/20/84	695.00	(RM)	4 Hr. labor	40.00
	1/24/84	720.00	(RG)	2 Hr. labor	20.00
	2/2/84	650.00	(ER)	Mileage & Telephone	55.35
	2/11/84	677.20	1/28/84 (ER)	Jim Persichetti	20.80
	2/23/84	525.00	1/28/84 (ER)	Marcella Bicknell	118.15
	3/4/84	400.00	3/8/84 (LS)	Elliott Neuswanger	393.36
	3/17/84	400.00	3/12/84 (SB)	Reidman Corp.	63.00
	3/24/84	450.00	3/12/84 (RM)	Ray Tallman	205.00
Telephone Revenue	1/4/84	.74			\$2,017.55
Interest	1/31/84	72.75			
	2/29/84	83.04			
		\$ 8,863.73			
(Less disbursements)		( 2,017.55)			
		\$ 6,846.18			
Beginning Balance:		14,620.11			





# RETREAT LANDOWNERS ASSOCIATION, INC.

## THE BOARD OF DIRECTORS MEETING

JUNE 9, 1984

The meeting was called to order at 10:15 by Rla president Cathy Hubert. All board members except Jim Piersel and Dale Clark were present. Also present were committee chairmen Ray Stark and Dennis Bicknell.

### SECRETARY' REPORT

There were no additions or corrections to the minutes of the last meeting. Dick Weinmeister made a motion to approve the minutes. Jim Persichetti seconded. The motion was approved.

### TREASURER'S REPORT

A copy of the treasurer's report is attached to these minutes. Jim Persichetti made a motion to approve the report; Cathy Hubert seconded. The motion was approved. The following bills were submitted: Marcella Bicknell, 2nd quarter secretarial expenses, \$150; Marcella Bicknell, expenses, \$79.34; Ray Stark, expenses, \$95.54; Jim Persichetti, expenses, \$21.60; CAI, yearly dues, \$90.00. Jim Persichetti made a motion to accept the bills; Charlotte Besson seconded. The motion was approved.

Delinquent assessments were reviewed. The current list is down to ten accounts. It was decided to file liens against all on the list in R. Elliott's letter of June 4, plus Les Denning and Tom Hallstrom.

It was decided to write Mr. Maitland regarding the Bulwark Ridge status of the two land parcels sold by him along Black Creek.

### ROAD MAINTENANCE

Ray Stark reported that Ray Tallman has been grading on Mondays for the past three weeks. The speed bumps are gone. Ray will look for the best arrangement to clean ditches and culverts. A telephone line was installed along Elk Ridge to Fulton's cabin.

### BEETLE CONTROL

Ray Stark reported for Ray Tallman who has been surveying the Retreat, and should finish by about June 25. After discussion about the trees, it was decided to see if the Colorado State Forest Service could be contacted for advice.

### FIRE DEPARTMENT

Ray Stark reported they have had good training sessions. They are working on their communication system, and may consider buying a pickup. Fire Days are July 7, 1984. The GHVFD may make a written request for a donation later in the year. Their 1984 rent was paid.

### ACC

Dennis Bicknell reported an approved cabin application for George and Thelma Richard. A driveway application was approved for Lyle and Beverly Johnson. A letter was written to one landowner about planning.

One ACC member is selling his lot to his son, so there will be at least one ACC vacancy.

A letter sent to Al and Annette Matlock concerning covenant violations was discussed. Since there has been no response, it was decided that several board members will try to meet with the Matlocks, and offer help.

### ANNUAL MEETING AND PICNIC

The annual meeting will be held August 4, 1984 at 1:00 at the Retreat GHVFD building. The board will meet at 10:00 AM. Ray Stark will notify the Fire Department, and contact the Glen Haven Association for table and chair borrowing.

BOARD OF DIRECTORS MEETING

JUNE 9, 1984

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Charlotte Besson reported that the Mullers will be handling the picnic organization. The trail head will be used as the site, and a permit obtained. It is anticipated that Sy Kleinman will organize games.

BOARD NOMINATIONS

For the three vacancies, the following landowners have offered to run: Tom Fulton, Graham Fowler, Cathy Hubert, Richard Weinmeister.

VTN

Letters from Rebecca Elliott to VTN asking for more response in concluding the agreement requirements were reviewed. VTN has made no response since May 12. Cathy Hubert will confer with R. Elliott to check on the status, and try to encourage progress.

OLD BUSINESS

Dennis Bicknell will work on signs with Charlotte Besson and will get the list of work from Ray Tallman. A form for the Larimer Board of Realtors was completed.

NEWSLETTER

Jim Persichetti should receive all newsletter material before June 19. It must be mailed before July 4, 1984.

The next board meeting is at 10:00 August 4, 1984 at the Retreat Firestation. The meeting was adjourned at 12:30 P.M.

Respectfully submitted

*Marcella Bicknell*  
Marcella Bicknell  
Corresponding Secretary

BEGINNING BALANCE: - \$21,466.29

DEPOSTIS

DISBURSEMENTS

Assessments	3/30/84	\$ 545.00	4/14/84 (ER)	Marcella Bicknell	\$ 41.17
	4/12/84	211.96	4/14/84 (SS)	Marcella Bicknell	150.00
	4/30/84	275.00	4/14/84 (ER)	Cathy Hubert	29.78
	5/21/84	225.00	4/14/84 (RM)	Ray Stark	99.85
	5/31/84	350.00	4/14/84 (RM)	Jim's Wrecker Service & Construction	294.00
			4/14/84 (AS)	Fisher Hunt & Co.	80.00
			4/14/84 (ER)	Jim Piersel	9.00
Interest	3/30/84	97.47	4/14/84 (ER)	Dick Weinmeister	27.28
	4/30/84	90.88	4/16/84 (LS)	Elliott & Neuswanger PC	407.04
	5/31/84	<u>96.31</u>	4/25/84 (TX)	Larimer Co. Treasurer	61.88
			5/14/84 (LS)	Elliott & Neuswanger PC	50.40
	Total	\$23,357.91			<u>\$1,250.40</u>
	(Less Disbursements)	<u>( 1,250.40)</u>			
BALANCE - JUNE 1, 1984		\$22,107.51			



# RETREAT LANDOWNERS ASSOCIATION, INC.

## THE BOARD OF DIRECTORS MEETING

AUGUST 4, 1984

The meeting was called to order at 10:55 with all members present except Chip Clark. Also present were Dennis Bicknell and Ray Tallman, committee chairmen.

### SECRETARY'S REPORT

There were no additions or corrections to the minutes of the last meeting. Jim Persichetti made a motion to approve the minutes. Jim Piersel seconded. The minutes were approved.

### ROAD MAINTENANCE

Ray Stark has resigned as chairman of this committee. The board appointed Ray Tallman as the new chairman. Ray reported that the roads were in good condition until three weeks ago when the heavy rainfalls started. There continues to be heavy rainfall about 3 to 4 days a week. The road work will continue after the rain stops. The board gave Ray permission to move rocks out of the ditches and to rent a back hoe to help clean the ditches, etc.

### BEETLE AND BUDWORM CONTROL

Ray Tallman reported that a total of six pine beetle infested trees have been cut; they will be treated when dry.

Jim Persichetti gave a report on the budworm infestation with information from the Colorado State Forest Service. The letter with this information is attached to these minutes. Jim asked that he be permitted to present this information to the general meeting. The board agreed to this.

### ACC

Dennis Bicknell reported that there has been an application for a driveway approved for Brian Mattson of Lot 1 Filing 3. Also a driveway was approved for Lyle Johnson of Lot 4, Filing 4. Karl Heister has requested an easement for an existing driveway which is now on the common area next to his lot, Lot 61, Filing 2. This is due to the VTN survey discrepancy. The Retreat attorney has suggested that an easement be approved after the final replat is completed. Jim Persichetti suggested that the board obtain joint useage of this driveway for access to the common area. Perhaps this common area could then be sold as a lot and the money used to purchase a lot for a common picnic area.

### ASSESSMENTS

There are now only three landowners delinquent in paying their assessment. They are Les Denning: A lien is being filed on his property; Joyce Soth, a lien is on this property which is in the process of being sold; and Tom Hallstrom, there is a lien on this property.

### TREASURER'S REPORT

Dick Weinmeister submitted a written treasurer's report which is attached to these minutes. Jim Piersel made a motion to approve the report. Jim Persichetti seconded. The motion was approved. Bills submitted: Ray Tallman, road maintenance \$ ; Jim Persichetti, expenses, \$92.46; Charlotte Besson, expenses, \$5.50; Dick Weinmeister, expenses, \$42.86. Marcella Bicknell, Secretarial and assistant treasurer services, third quarter, \$150.00. Jim Piersel made a motion to approve the bills. Jim Persichetti seconded. The motion was approved.



BOARD OF DIRECTORS MEETING

AUGUST 4, 1984

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VTN

Cathy Hubert reviewed a letter from attorney Rebecca Elliott explaining the status of the VTN survey situation. The attorney informed the RLA that the resurvey is not yet completed; VTN has budgeted 180 hours for work to complete the project; it appears that 100% of the landowners will be required to sign an affidavit; the preliminary plat may be done by mid-August. A copy of this letter is in the file.

The meeting was temporarily adjourned at 12 noon.

The meeting reconvened at 4:10 P.M.

Following the annual meeting, the board reorganized and held election of officers. Jim Piersel was elected as the RLA president. Charlotte Besson was elected vice-president. Dick Weinmeister was elected secretary-treasurer. There are two new board members-Tom Fulton and Graham Fowler. Jim Persichetti will be chairman of the beetle and budworm control committee.

The next meeting will be held on August 25, 1984 at 10:00 AM at Persichetti's cabin.

The meeting adjourned at 4:30 P.M.

Respectfully submitted

Marcella Bicknell  
Corresponding Secretary

BEGINNING BALANCE: \$21,466.29

DEPOSITS

DISBURSEMENTS

Assessments	3/30/84	\$ 545.00	4/14/84 (ER)	Marcella Bicknell	\$ 41.17
	4/12/84	211.96	4/14/84 (SS)	Marcella Bicknell	150.00
	4/30/84	275.00	4/14/84 (ER)	Cathy Hubert	29.78
	5/21/84	225.00	4/14/84 (RM)	Ray Stark	99.85
	5/31/84	350.00	4/14/84 (RM)	Jim's Wrecker Service & Construction	294.00
			4/14/84 (AS)	Fisher Hunt & Co.	80.00
			4/14/84 (ER)	Jim Piersel	9.00
			4/14/84 (ER)	Dick Weinmeister	27.28
Interest	3/30/84	97.47	4/16/84 (LS)	Elliott & Neuswanger PC	407.04
	4/30/84	90.88	4/25/84 (TX)	Larimer Co. Treasurer	61.88
	5/31/84	96.31	5/14/84 (LS)	Elliott & Neuswanger PC	50.40
	TOTAL	\$23,357.91			\$1,250.40
	(Less Disbursements)	(1,250.40)			
<u>BALANCE - JUNE 1, 1984</u>		\$22,107.51			

Assessments	6/18/84	160.00	6/8/84 (LS)	Elliott+Neuswanger PC	403.92	
	6/28/84	177.32	6/9/84 (ER)	Marcella Bicknell	79.34	
				(SS)	Marcella Bicknell	150.00
			6/9/84 (RG)	Ray Stark	65.54	
				(RM)	Ray Stark	30.00
			6/9/84 (ER)	Jim Persichetti	21.60	
			6/16/84 (MD)	Community Associatons Institute, Rocky Mtn. Chapter (Colo.)	90.00	
Interest	6/29/84	97.11				
	TOTAL	\$22,541.94			\$ 840.40	
	(Less Disbursements)	(840.40)				
<u>BALANCE - JUNE 30, 1984</u>		\$21,701.54				



# RETREAT LANDOWNERS ASSOCIATION, INC.

## THE BOARD OF DIRECTORS MEETING

AUGUST 25, 1984

The meeting was called to order by RLA President Jim Piersel with all members present. Also present were Joanne Persichetti, landowner and Dennis Bicknell, committee chairman.

### SECRETARY'S REPORT

There were no additions or corrections to the minutes of the last meeting.

### BUDWORM AND BEETLE CONTROL

Jim Persichetti reported that the CSFS will evaluate the area for spruce budworm and fir beetle infestation and will attend the next board meeting with a report. The CSFS has recommended that landowners should cut down dead trees to avoid fire danger. The CSFS is aware of the landowner's concern about the effect of the chemicals on the environment. A thorough background about the pesticide used for this type of infestation was requested.

There was discussion on the area which might be sprayed, the costs of spraying, and the responsibility for such costs.

### ROAD MAINTENANCE

Graham Fowler reported that the stop sign at Dunraven Glade Road and Miller Fork Road has been put up. All signs in the Retreat have been evaluated. New signs will read Private Road, No Hunting, No Woodcutting, No Motorcycles and will be placed at each intersection and entrance. Approximately ten signs will be needed. Graham will look into having the signs made.

### ANNUAL PICNIC

The bill for supplies has been paid, excess pop and beer has been stored at Fulton's house. Tom Fulton will look into getting the Glen Haven Community building for next year's meeting on July 27, 1985.

### FIRE DEPARTMENT

It was suggested that a Retreat representative attend meetings of the GHAVFD and see that they give the annual report to the RLA as per the agreement between the RLA and the GHAVFD.

Jim Persichetti suggested the board investigate the possibility of constructing a meeting place for the Retreat adjacent to the Fire House. This building could be used for board meetings, annual meetings, and social affairs.

### ACC

There have been no applications since the last meeting. A letter has been sent to Glen Haven Construction asking them to get complete applications sent to the ACC. Landowners have been asked to put down in writing what they are doing with small buildings. These are put in the application file. The ACC is in the process of getting two new members, Jack Benson and Maynard Avey. This will be presented to the board for appointment at the next meeting.

There was a long discussion on covenant problems which included the possibility of setting penalties or liens for covenant violators. A letter from Rebecca Elliott on the subject was reviewed. Ms. Elliott points out that once such actions are started, there must be consistency in dealing with violators. The board seem to favor approaching violators and asking them to comply before going to more drastic steps.

All new landowners receive a copy of the landowner's handbook which contains the by-laws and covenants as part of their welcome package. The covenants are attached to every title policy.

BOARD OF DIRECTORS MEETING

AUGUST 25, 1984

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TROUT STOCKING

This was done on July 9, 1984 when \$650 worth of German brown and rainbow trout were put into the stream at various locations.

ASSESSMENTS

There is only one delinquent assessment at this time. One letter was received from a landowner who was delinquent, had received three notices, and did not like receiving an attorney's letter. One landowner complained about having to pay \$78.00 to clear a lien against his property.

The direction of the meeting went back to covenants at this point. There was discussion about trailers being on lots for more than 60 days. Jim Piersel suggested that each board member think about covenant problems and bring their input to the next meeting.

TREASURER'S REPORT

Dick Weinmeister submitted a written treasurer's report which is attached to these minutes. A check to Marcella Bicknell for postage in the amount of \$80 was a duplication, and has been voided leaving the disbursements at \$2,682.86 and the balance at \$19,597.55.

Bills presented: Marcella Bicknell, \$40.74, expenses; Jim Persichetti, \$21.60, expenses; Jim Piersel, \$9.00, expenses; Graham Fowler, \$16.00, expenses. Charlotte Besson made a motion to approve the treasurer's report and the payment of the bills. Jim Persichetti seconded. The motion was approved.

OLD BUSINESS

VTN: A letter from Rebecca Elliott concerning this issue is attached to these minutes. Jim Piersel and other board members who are able will meet with Rebecca and possibly the County Commissioners in an effort to have the commissioners require only the affected landowners sign an affidavit.

ORGANIZATION AND DUTIES

Vice President-Charlotte Besson- social activities.  
Treasurer-Dick Weinmeister  
Beetle and Budworm-Jim Persichetti  
Road Maintenance-Ray Tallman, John Carroll is willing to help.  
ACC-Dennis Bicknell  
Newsletter-Jim Persichetti and Dennis Bicknell  
Picnic and Annual Meeting-Charlotte Besson and Tom Fulton.  
Trout Stocking-Graham Fowler.  
Corresponding Secretary and assistant treasurer-Marcella Bicknell.

Marcella Bicknell has asked the board to relieve her of the job of recording secretary at board and annual meetings. As corresponding secretary and assistant treasurer, Marcella will continue to keep the Retreat files, act as assistant treasurer, do all mailings, keep the address list current, send welcome letters, and respond to letter and telephone calls from landowners.

The recording secretary will take the minutes of all meetings, type the minutes, and send them to the corresponding secretary for duplication and mailing. The board agreed to this and to reimburse the recording secretary at the rate of \$20.00 per meeting.

There was discussion about meeting the needs of more of the landowners. It was suggested that some type of open board meeting and social event be planned for January or February. Charlotte Besson will investigate this.

The next meeting will be held on October 27, 1984 at 10:00 AM at Weinmeister's cabin in the Retreat.

The meeting adjourned at 12:40 PM.

Respectfully submitted,

Marcella Bicknell  
Corresponding Secretary



# RETREAT LANDOWNERS ASSOCIATION, INC.

## BOARD OF DIRECTORS AND COMMITTEE CHAIRMEN

James Piersel, President 1511 Florida Drive Loveland, CO 80537	Home 667-2603 Bus 667-1155
Charlotte Besson, Vice President P.O. Box 118 Glen Haven, CO 80532	Home 586-5218 Bus 586-6344
Richard Weinmeister, Treasurer 2125 Bluebell Avenue Greeley, CO 80631	Home 353-9787 Bus 351-2446
James Persichetti 2042 Salisbury Court Lafayette, CO 80026	Home 665-6698
Graham J. Fowler 507 Copeland Way Longmont, CO 80501	Home 651-6284 Bus 776-2121
Tom Fulton P.O. Box 112 Glen Haven, CO 80532	Home 586-8225
Ray Tallman P.O. Box 117 Glen Haven, CO 80532	
Marcella & Dennis Bicknell 726 Karen Street Fort Morgan, CO 80701	Home 867-6237
Rebecca Elliott Elliott & Neuswanger, P.C. Suite 701 315 West Oak Fort Collins, CO 80521	Bus 493-6124





# RETREAT LANDOWNERS ASSOCIATION, INC.

## THE THIRTEENTH ANNUAL MEETING

AUGUST 4, 1984

### THE RETREAT FIRE HOUSE

The meeting was called to order at 1:05 P.M. by RLA President Cathy Hubert. There were 36 landowner units present. All members introduced themselves. A total of seventeen proxies were distributed.

#### APPROVAL OF MINUTES OF 1983 MEETING

There were no additions or corrections to the minutes of the 1983 meeting. Jack Benson made a motion to approve the minutes. George Richard seconded. The minutes were approved.

#### PRESIDENT'S REMARKS

Cathy Hubert thanked the board members, committee chairmen, and all the landowners for their hard work and help over the past year. Many of the covenant problems have been resolved and the board will continue to pursue this. There have been some delays in the VTN re-survey project. The surveys are now almost complete, as well as the paper work. The RLA attorney has informed the board that every landowner will have to sign an affidavit as part of the acceptance of the overall survey. Even though the re-survey does not affect every lot per se, every lot is a part of the overall process. There will be new maps and overlays and the owners of the affected lots will get new plats. All landowners are asked to cooperate by signing the affidavit when received in order to expedite the end of this problem. Those who want to build immediately and have an affected lot can contact the RLA president who, with the RLA attorney, will assist in obtaining a permit.

#### TREASURER'S REPORT

A financial statement was prepared for the period from December 31, 1982 to December 31, 1983 and is attached to these minutes. Dick Weinmeister reported that we have done well on collecting assessments this year. There are only two landowners in arrears at this time and both of them have liens filed against their property. The landowners are asked to pay their assessments promptly in order to avoid second mailings, higher postage costs, and more attorney's fees. The assessments are due on January 1 and become delinquent on March 1. Everyone is asked to cooperate. The assessment for 1985 will be set at the October board meeting and the notices sent in December.

The June 30, 1984 balance is \$21,701.54.

Duke Sumonia made a motion to approve the treasurer's report. Jean Richards seconded. The report was approved.

#### ACC

Dennis Bicknell reported that there has been some construction of houses in the Retreat over the past year. Most landowners fulfill the covenants that apply to the ACC. The ACC must have the necessary information about building to be effective. Thru the help of the board of directors and the RLA attorney, the ACC has been able to develop some guidelines for the enforcement of the covenants. Comments about potential violators of the covenants are welcome by the ACC and the board; however everyone must be sure that those things that are offensive to them are specific covenant violations. All members are urged to read the covenants at least once a year. Although there is no covenant covering TV dish antennas, they would be camouflaged by painting to match the surroundings or other methods. One member of the ACC has resigned and anyone who has the time and inclination to serve on the ACC is welcome.

There followed a lengthy discussion on neighborly problems such as dogs, horses, motorcycles, garages, sheds, etc. Everyone is kindly asked to be a good neighbor.



## THIRTEENTH ANNUAL MEETING

August 4, 1984

Page 2

### ROAD MAINTENANCE

Ray Stark has resigned as road maintenance chairman. Ray (Rock) Tallman has been appointed the new chairman. Ray reported that the heavy rainfalls over the past three weeks have caused some washing of the roads. Grading will begin again when the rains stop. The Road grader is working well and has saved a considerable amount of money and frustration over the past year.

### BEEBLE AND BUDWORM CONTROL

Ray Tallman reported that a total of six pine beetle infested trees have been cut this year. There is a lot of mistletoe in the trees, which weakens the trees and can usually kill the tree over a 10-15 year span. The only treatment known is to cut off the branches with mistletoe before the mistletoe spores pop open. A study of the problem is being conducted by a CSU graduate student with a report due next year.

Jim Persichetti reported on the Western Spruce budworm/Douglas Fir beetle problem in the area. Jim has met with representatives of the Colorado State Forest Service about these problems. There are two different problems. The spruce budworm may not be possible to control without aerial spraying of the entire area. The Forest Service claims to have a chemical spray which is not harmful to other wildlife, fish, birds, desirable insects, and humans. Aerial spraying would be expensive. The Forest Service would monitor the situation and advise the board how best to control this pest at no charge. The Forest Service formal pest evaluation would cost \$15/hour. The budworm has already devastated many trees which should be cut to avoid fires; however this would be quite expensive due to the numbers of trees involved.

Trees affected by the Douglas Fir beetle could be marked, cut, and then treated with spray much like the program used for the pine beetle. The Forest Service will train volunteers to mark trees. The marking would have to be done in January or February in order to cut the trees before the beetles fly in April.

There are several questions in this problem: How to approach the control of these pests if, in fact, we do want to attempt to control it? How to approach the cutting of the affected trees considering the number of trees involved? Would all members be in favor of aerial spraying? If not, would individual landowners want to do this? If the individuals do want this, it would require a commitment to allowing this to be done, as well as participation to mark corners for the helicopter pilot.

Joanne Persichetti suggested that anything that is done be done as a group since everyone is affected by the loss of trees and fire danger.

Jean Richards pointed out that land bordering the Retreat in the National Forest will not be treated and the beetles would still fly into Retreat trees.

Graham Fowler asked about the effect of chemicals on the birds and fish. Jim Persichetti referred to a pamphlet published by the Forest Service showing the one chemical that supposedly will not affect the birds or fish.

Tom Bennett asked about the cost of such a project and the acreage involved. Jim predicts about 500 acres at a cost of about \$10,000.

John Barlow commented: The beetle tree program costs were \$8.00 per tree and the woodcutter kept the tree. Could we afford to cut and treat the thousands of trees affected by spruce budworm and fir beetle? John continued: Pests have been sweeping the Colorado mountains for centuries and still the forests continue. If you see it as a problem, it is a continual problem. This year we are seeing an increase in the bird population in the Retreat, perhaps the natural predators are on their way to take care of these pests.

Mrs. Avey commented about the time when Lindane was declared safe. However many birds, fish, and other wildlife were gone after the use of Lindane, and then it was later found to be unsafe.

Tom Bennett made a motion to proceed with Items 1,2,3,& 4 of the letter from the forest service and report the results in the newsletter.

THIRTEENTH ANNUAL MEETING

August 4, 1984

Page 3

Tom Fulton seconded. John Barlow seconded. (These items are reproduced below.)

Discussion followed.

Tom Bennett asked that everyone keep an open mind.

Sy Kleinman commented that often it is appropriate to get a second alternative. Sy suggested that the board investigate control from another kind of group. It is suspected that literature from another source on this specific chemical may be different from that published by government agencies.

Dennis Bicknell suggested the landowners read an article about the Douglas fir beetle in the June 1984 issue of The Scientific American. Dennis also commented that one of nature's control of beetles is through birds. There will be more information on increasing the Mountain Blubird population in the next newsletter.

There was a call for the question. Voting took place. The motion was approved. Mr. Ninneman informed everyone of a molasses and Sevin treatment of trees as a prevention.

ELECTION OF BOARD MEMBERS

Three board positions are available for two year terms. The four candidates introduced themselves. There were no nominations from the floor. Ballots were distributed and the election held. The newly elected members are: Tom Fulton, Graham Fowler, and Dick Weinmeister.

OLD BUSINESS

Maynard Avey brought up shooting in the Retreat. The board is not a police force. Shooting guns around homes and people is poor conduct and should be reported to the sheriff's department. It may require signing a complaint.

NEW BUSINESS

Joanne Persichetti made a motion to set a date for the meeting in 1985 today. The date to be July 27, 1985. The meeting date to be set at the annual meeting every year. Maynard Avey seconded. There was discussion. Dennis Bicknell said that a minority of the members were changing the meeting period without giving all the members an opportunity to voice their opinion. The by-laws were changed several years ago to have a summer meeting with an eight week period with a date selected by the board. Marcella Bicknell pointed out that fixing the date this far ahead presents attendance problems for volunteer board members since they are required to be present. Voting took place. The motion was approved with two opposing votes.

LANDOWNER COMMENTS

The membership thanked Cathy Hubert for serving as our President and being a board member for the past two years. She is to be commended for a job well done, and all have enjoyed working with Cathy.

There is a product available to decrease erosion of banks from: American Excelsior Company, 6475 North Franklin St, Denver, CO 80229.

Maynard Avey made a motion to adjourn the meeting at 3:50 P.M. It was seconded and passed.

Respectfully submitted,

*Marcella Bicknell*

Marcella Bicknell  
Corresponding Secretary

BOARD OF DIRECTORS AND COMMITTEE CHAIRMEN

James Piessel, President 1511 Florida Drive Loveland, CO 80537	Home 667-2603 Bus 667-1155
Charlotte Besson, Vice President P.O. Box 118 Glen Haven, CO 80532	Home 586-5218 Bus 586-6344
Richard Weinmeister, Treasurer 2125 Bluebell Avenue Greeley, CO 80631	Home 353-9787 Bus 351-2446
James Persichetti 2042 Salisbury Court Lafayette, CO 80026	Home 665-6698
Graham J. Fowler 507 Copeland Way Longmont, CO 80501	Home 651-6284 Bus 776-2121
Tom Fulton P.O. Box 112 Glen Haven, CO 80532	Home 586-8225
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Rebecca Elliott Elliott & Neuswanger, P.C. Suite 701 315 West Oak Fort Collins, CO 80521	Bus 493-6124

RETREAT LANDOWNERS' ASSOCIATION, INC.  
STATEMENT OF RECEIPTS AND DISBURSEMENTS  
FOR THE YEARS ENDED  
DECEMBER 31

RECEIPTS	<u>1983</u>	<u>1982</u>
Landowners' assessments	\$ 11,895	\$ 13,976
Survey reimbursement	3,000	
Interest	905	761
Rent		<u>10</u>
 Total receipts	 <u>15,800</u>	 <u>14,747</u>
 DISBURSEMENTS		
General administrative expense Directors, meetings, newsletters, telephone, supplies, etc.	1,558	1,236
Legal	5,098	4,079
Snow removal	3,762	
Road maintenance	2,250	2,059
Grader repair & maintenance	2,187	
Trout stocking	650	650
Secretarial services	600	600
Taxes & licenses	187	117
Annual picnic	177	135
Dues	80	75
Insurance	63	63
Rent	60	
Tree spraying	36	
Accounting		455
Trash hauling		<u>95</u>
 Total disbursements	 <u>16,708</u>	 <u>9,564</u>
 NET RECEIPTS (DISBURSEMENTS)	 <u>(908)</u>	 <u>5,183</u>
 BALANCE AT BEGINNING OF PERIOD	 <u>15,528</u>	 <u>10,345</u>
 BALANCE AT END OF PERIOD	 <u>\$ 14,620</u>	 <u>\$ 15,528</u>



# RETREAT LANDOWNERS ASSOCIATION, INC.

## THE BOARD OF DIRECTORS MEETING

October 27, 1984

The meeting was called to order by RLA President Jim Piersel with all members present except Charlotte Besson. Also present was Marcella Bicknell, corresponding secretary.

### ANNOUNCEMENT

Rock Tallman called to the attention of Dick Weinmeister, a letter from the Department of Wildlife which gives the impression that hunting is allowed in the Retreat. Graham Fowler will contact the DOW and attempt to counteract this erroneous notification.

### SECRETARY'S REPORT

There were no additions or corrections to the minutes of the last meeting.

### ROAD MAINTENANCE

In a letter to the board, Rock Tallman reported on his work on the Retreat roads, namely Streamside Dr., Miller Fork, Copper Hill Ct., Elkridge Dr., Elkridge Ct., Corner Ct., and the firestation road. His work included rental of a backhoe, roughing in culvert and ditch lines on Copper Hill Ct., Copper Hill Rd., Fisherman's Lane, Saddle Ct., Corner Ct., Streamside Dr., and part of Miller Fork.

Recommendation was made to increase next year's road maintenance budget so there would be money enough to correct the trouble spots.

### BEEBLE AND BUDWORM CONTROL

Ray Mehaffey, District Forester discussed at length the problems of pest control in the trees of the Retreat. He recommended a three-pronged attack: 1. Aerial spraying, 2. Cutting down, and removing infested trees from the area now, and 3. Thinning of all areas to reduce stand density to levels which will increase tree vigor and resistance to pests. It seemed to the board that the most efficient, and least harmful type of spray is a bacterial application called "BT". Mr. Mehaffey recommended that only those heavily infested 200 acres pinpointed by him and Jim Persichetti be sprayed at a cost of approximately \$20 an acre. This cost will be included in the 1985 budget. Some discussion ensued as to the removal of the infested trees. Some possibilities are: a permit system to allow public cutting, asking professional woodcutters to do the job, etc.

Material supplied by Mr. Mehaffey will be copied and distributed to the board members for study. A decision will be made at the next board meeting on a specific course of action.





# RETREAT LANDOWNERS ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

OCTOBER 27, 1984

PAGE 2

### FIRE DEPARTMENT

No report. However Jim Persichetti mentioned that there was a fire on the ridge above his property on September 22. He, Pat Morris and others contained it while awaiting the arrival of the fire department.

### ACC

Two new members have been officially appointed to the ACC; Jack Benson and Maynard Avey. The corresponding secretary has the letter of appointment for filing. (Letter shown)

A driveway application has been approved for Ron Juneau for Lot 18 Filing 5. This is next to George Richard.

A driveway has been approved for Mr. & Mrs. Runnels for Lot 64 Filing 1 on Dunraven Glade. They will build a cabin or garage starting next year; the application has been received, and will be approved this week.

There are no other pending applications.

### ASSESSMENTS

The only outstanding assessments are Les Denning who has a lien currently on file, and Tom Hallstrom who owes \$104 to release the lien on his property.

### TREASURER'S REPORT

Dick Weinmeister presented the treasurer's report, a copy of which is attached.

### UNFINISHED BUSINESS

#### A. COVENANTS

A letter was received from Hans Ziegler asking that Article 17 of the protective covenants (pertaining to the location of fences) be enforced in relation to the intentions of Mr. Dale Clark, Lot 23, Filing 3. Discussion ensued concerning covenant enforcement procedure. It was suggested that the following steps be taken: 1. Send a letter stating the specific violation(s) 2. Talk with the property owner, and 3. Take legal action, as in assessment delinquents. Rebecca Elliot will be asked to help with the necessary change of language in the By-laws.

In the meantime Dennis Bicknell will send letters to Mr. Clark, and to Mr. Russell who also is in violation with the location of his fence and stable. A copy of the letter to Mr. Clark will be sent to Mr. Ziegler.

#### B. VTN

A letter from Rebecca Elliot was received, stating that approximately 40 landowners will need to sign affidavits in relation to amended plots. This will be done through the mail.

A list of affected landowners with latest addresses was sent to Rebecca on October 12, 1984.





# RETREAT LANDOWNERS ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

OCTOBER 27, 1984

PAGE 3

### UNFINISHED BUSINESS CONT.

#### C. ROAD SIGNS

John Barlow has the materials and he and Graham Fowler will make and install them soon.

#### D. ANNUAL MEETING

It was moved by Jim Persichetti, seconded by Tom Fulton, and approved, that the next annual meeting be held on July 27, 1985, and that each annual meeting be held the last Saturday in July at the Glen Haven Community Building. Tom will notify MaryLou Faiella (in charge of scheduling) of these decisions.

### NEW BUSINESS

#### A. INSURANCE - No report

#### B. BUDGET

See attached sheet. Jim Persichetti moved, and Tom Fulton seconded that \$80 per land owner unit be assessed. The board approved.

Jim Persichetti moved, and Dick Weinmeister seconded to accept the budget as suggested. The board approved.

#### C. NEWSLETTER

Next Newsletter deadline is November 17, 1984. Jim Persichetti asked for more articles. Dennis Bicknell's articles were received and approved.

Next meeting of the board will be November 17, 1984 at Fulton's, 120 Elkridge Ct., 10:00 a.m.

BALANCE 8/20/84 19597.55

#### Income

Interest 8/31/84 99.53

9/1/84 196.04

9/18/84 11.00

Interest 9/28/84 76.10

Tel. Rev. 10/13/84 14.44

19994.66

less disbursements 475.67

BAL 10/27/84 19518.99

#### Disbursements

(ER) Jim Persichetti 8/25/84 21.60

(ER) Jim PIERSEL 8/25/84 9.00

(ER) Marcella Bicknell 8/25/84 36.00

(OS) Marcella Bicknell 8/25/84 4.74

(ER) Graham Fowler 8/25/84 16.00

(OS) The Printery 9/5/84 55.25

(LS) Elliott + Neuswanger 9/5/84 269.89

(LS) Elliott + Neuswanger 9/27/84 4.56

(ER) Cathy Hubert 9/27/84 3.63

(MT) Stille Sanitation 10/26/84 55.00

475.67

EXPENDITURES 1984		BUDGET 1984	BUDGET 1985	
ER	Expense Reimbursement	505.87	1,500 <sup>1</sup>	1,000
LG	Legal Services	1,994.65	2,500	2,500
SS	Secretarial Services	600.00	600	800
TX	Taxes	61.88	200	150
OS	Office Supplies	421.56	0 <sup>1</sup>	750
SB	Surety Bond	63.00	65	65
FF	Corporate Filing Fee	0	15 <sup>2</sup>	10
MD	Membership Dues	90.00	80	90
MS	Miscellaneous	80.00	50	100
PB	Pine Beetle Control	0	50	6,000
RM	Road Maintenance (Including Snow Plowing)	1,279.54	2,500 <sup>3</sup>	4,000
RG	Road Grader Repair	85.54	0	100
TS	Trout Stocking	650.00	750	700
MT	Meeting (Annual)	60.50	60	60
PS	Picnic Supplies (Annual)	124.89	125	150
IN	Insurance & Workmen's Compensation	930.00	1,300	1,100

<sup>1</sup>Office Supplies--Printing, Postage, etc.  
were previously carried under expense reimbursements

<sup>2</sup>Biannual due again 1985

<sup>3</sup>As compared to snowplowing hired and road  
maintenance 1983 (3,844.75)



# RETREAT LANDOWNERS ASSOCIATION, INC.

## THE BOARD OF DIRECTORS MEETING November 17, 1984

The meeting was called to order by RLA President Jim Piersel with all members present. Also present were Dennis Bicknell, ACC chairman, Ernie Conrad and, later John Barlow, landowners.

### ANNOUNCEMENT

Tom Fulton sent a letter to MaryLou Faiella (in charge of scheduling the Glen Haven Community Building) of the Board's decision to have the annual meeting the last Saturday of July from now on. He included the \$20 check for rent of the facility July 27, 1985. Dennis Bicknell will notify Rebecca Elliot of the changes of the annual meeting.

### SECRETARY'S REPORT

Secretary's report was read and approved with two changes; the term "Pine Beetle Control" was changed to "Pest Control" and a 13¢ discrepancy was noted by the treasurer.

### TREASURER'S REPORT

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

### ROAD MAINTENANCE

No report

### FIRE DEPARTMENT

Ernie Conrad announced the Fire Department is having a Thanksgiving Potluck Sunday, November 18.

At the next annual meeting a new chief will be elected and the board members will be increased to seven.

Jim Persichetti asked if the monies our board designated for Firehouse #2 has been used for that specific purpose. Ernie assured him that such was the case. General discussion ensued of possible improvements for Firehouse #2.

A suggestion was made that representatives of both the Glen Haven Assn. board and the RLA board discuss plans and goals of both organizations. Ernie, in his capacity as Estes Park Museum committee member, solicits any old pictures and/or historical facts of the Retreat area.

### ACC

Dennis reported that letters regarding covenant violations were sent to the following people: Russell, Filing 3, lot 32 (corral and fence) Goodkin, Filing 1, lot 51 (corral), Van Butsel, Filing 4, lot 19 (Pop-up camper) and Stahly, Filing 4, lot 18 (general clutter and untidiness). Replies were received from Russell and Stahly; no response from Goodkin and VanButsel. A letter was sent to Debra Lee, Filing 2, lot 10 complimenting her on the work being done on her property.

A cautionary letter was sent to Clark, Filing 3, lot 23, regarding his possible intention of establishing a corral in violation of Article 17 of the covenants.

Discussion developed concerning lot lines in relation to Retreat Roads vs. County Roads. Ernie Conrad enlightened the Board in this regard, namely that lot lines in the Retreat extend to the center of Retreat Roads, but only to the edge of County roads. This distinction has application in the Russell covenant violation, in that one side of this property is bounded by Dunraven Glade Road (a county road) and another side by Bulwark Ridge Road (a Retreat road).

BOARD OF DIRECTORS MEETING

NOVEMBER 17, 1984

PAGE 2

ASSESSMENTS

No change in outstanding assessments.

PEST CONTROL

After lengthy discussion, pro and con, including evaluation of the material concerning BT spraying, and comments from John Barlow, Ernie Conrad, and Sy Kleinman (relayed by Ernie), the Board voted unanimously to initiate the three-pronged attack recommended by Ray Mehaffey, District Forester. Particulars of this program will be disseminated to RLA members in the forthcoming Newsletter.

UNFINISHED BUSINESS

A. AMENDED BY-LAWS AND PROTECTED COVENANTS

The Board adopted the amended By-laws and amended Covenants as submitted by Rebecca Elliot. Copy is attached.

B. ASSESSMENTS

The Board voted to change the 1985 assessment from \$80 to \$65, so as not to impose a hardship on some landowners. Some of the increase budgeted for Pest Control and Road Maintenance will be funded from our savings account.

C. DEPARTMENT OF WILDLIFE

Graham Fowler talked to Carl Leonard of DOW and clarified the Retreat's policy of no hunting, and impressed on him the need to inform hunters of this policy.

Graham will attend a meeting in March between the DOW and people interested in Wildlife Management, to further our cause.

D. VTN

Larimer County commissioners have approved the replatting plan. As soon as Dick Weinmeister gets the maps from Rebecca, he will get them to us for printing and distribution.

E. NEWSLETTER

The next Newsletter will include guidelines regarding TV Dish placement and color, for future installation.

Next RLA Board Meeting will be January 26, 1985 at 10:00 a.m. at the Weinmeister cabin.

Disbursements

Balance 10/27/84 19518.99  
 Correction 11/15/84 - 13  
 Corrected Balance 19518.86  
 Interest 10/31/84 85.00  
 Interest 11/5/84 21.54

19625.40

Less Disbursements 1476.71  
 Bal 11/16/84 18148.69

(RM) RAY TALLMAN 10/27/84 596.08  
 (ER) Jim Persichetti 10/27/84 26.50  
 (ER) Jim PIERSEL 10/27/84 9.00  
 (ER) GRAHAM FOWLER 10/27/84 16.00  
 (OS) MARCELLA BICKNELL 10/27/84 63.51  
 (SS) MARCELLA BICKNELL 10/27/84 150.00  
 (ER) MARCELLA BICKNELL 10/27/84 36.00  
 (OS) Postmaster 10/27/84 120.00  
 (ER) Dick WEINMEISTER 10/27/84 8.00  
 (RM) ESTES PARK RENT ALL 10/27/84 160.00  
 (MT) GLEN HAVEN ASS'N 10/27/84 20.00  
 (SS) CAROL FULTON 10/27/84 20.00  
 (PB) POLO STATE FOREST SERVICE 11/15/84 75.00  
 (LS) Elliott & Neuwanger PC 11/15/84 176.62

Disbursement TOTAL 1476.71





**RETREAT LANDOWNERS ASSOCIATION, INC.**

August 26, 1984  
726 Karen Street  
Fort Morgan, Colorado

The Board of Directors  
The Retreat Landowners  
Association  
726 Karen Street  
Fort Morgan, Colorado

In accordance with the protective covenants of  
The Retreat Landowners Association, the active  
members of the Architectural Control Committee  
appoint the following new members to the committee:

Maynard Avey	John Benson
12609 N Street	P.O. Box
Millard, Nebraska	Glen Haven, Colorado

By separate letter, you have been informed of the  
resignation of one member, Harry McDonald.

<u>Dennis Bicknell</u>	<u>Jean Richards</u>	<u>Thelma Richard</u>	<u>George Richard</u>
<del>Steven McDonald</del>	<u>Stephen J. Little</u>	<u>Thelma Richard</u>	
	Stephen Little		



# **RETREAT LANDOWNERS ASSOCIATION, INC.**

1850 Folsom Street  
Boulder, Colorado

Retreat Landowners Association, Inc.  
Board of Directors  
726 Karen Street  
Fort Morgan  
Colorado

As I am no longer a landowner in The Retreat, in accordance with the bylaws of the Retreat Landowners Association, Inc., I submit my resignation from the Architectural Control Committee.

Sincerely,

Harry McDonald

Dated

*Harry M. McDonald*  
7-23-84

AMENDED BYLAWS OF  
THE RETREAT LANDOWNERS ASSOCIATION, INC.

ARTICLE VII

Dues, Fees, Enforcement of Covenants

Section 5. Enforcement of Covenants.

a. The Board shall be responsible for the enforcement of the Amended Covenants.

b. The Board may delegate this responsibility to any Board member or subcommittee of the Board.

c. In the event that the Board determines that a member is in violation of the covenants, the Board or its agent shall notify the member of the violation in writing and allow the member 30 days to correct the violation.

d. If the member fails to correct the violation and the Board incurs expenses or attorney fees in enforcing the covenants, then the member shall be responsible to pay all expenses and attorney fees incurred by the Board in enforcing the covenants.

e. Any expenses or costs incurred by the Board shall be repaid to the Board by the member within thirty (30) days of written notification by the Board to the member of the expenses and/or attorney fees incurred by the Board.

f. If the member fails to pay said amounts within the thirty (30) day time period, then all such costs, expenses, and attorney fees shall be an automatic lien upon the real property owned by the member in The Retreat subdivision. The Board may, without the necessity of legal proceedings, file a Notice of Lien with the Larimer County Clerk and Recorder, and said notice shall act as a lien upon the member's real property within The Retreat.

g. The Board may take any and all steps, including legal action or suspension of a member's privileges, that it deems necessary to enforce the Amended Covenants.

h. The above provision shall in no way limit the legal rights of a member to seek the enforcement of the Amended Covenants.



JAMES C. PIERSEL, Agent  
Auto-Life-Health-Home and Business

1109 North Lincoln Avenue Loveland, Colorado 80537

AMENDED PROTECTIVE COVENANTS Phone: Off. (303) 667-1155 Res. (303) 667-2603

THE RETREAT LANDOWNERS ASSOCIATION, INC.

11. Enforcement:

a. Enforcement shall be by the Board or the Board's appointee. Prior to the institution of legal proceedings against a member, the Board shall notify the member in writing of the nature of the violation and allow the member to correct the violation. Should the member fail to correct the violation, the Board may take all steps, including but not limited to the institution of legal proceeding and/or suspension of a member's privileges to enforce the covenants. Any expenses, including attorney fees, incurred by the Board shall be the responsibility of the member violating the covenants. Said expenses and attorney fees shall operate as an automatic lien upon the member's property, and the Board may take whatever steps it deems necessary to enforce said lien.

b. The failure to enforce any right, reservation, restriction, or condition contained herein, however long continued, shall not be deemed a waiver of the right to do so thereafter as to the same breach or as to a breach occurring prior to or subsequent thereto and shall not bar or affect its enforcement.

c. The invalidation by any court of any restriction herein contained shall not in any way affect any of the other restrictions, but they shall remain in full force and effect.

d. The above provisions shall in no way limit the legal rights of a member to seek the enforcement of these Amended Covenants.