



# The Retreat

## Newsletter

1971 ★ 28th Year ★ 1999



February/March 1999 ★ P. O. Box 160, Glen Haven, CO 80532 ★ February/March 1999

### Upcoming Events

#### Winter Potluck

5-9 p.m., March 6, 1999,  
Community Church of the  
Rockies, Estes Park

CS

**Board Meeting: Mar. 27, 1999,**  
at the Barlow residence,  
24 Black Creek Dr.

CS

**Board Meeting: May 22, 1999,**  
at the Pfeif residence,  
1488 Dunraven Glade Rd.

CS

**July 31, 1999:**  
**Board Meeting and**  
**ANNUAL MEETING**

CS

**Board Meetings start at 9:30 a.m.**  
**The Annual Meeting starts at 1 p.m.**

### Address Changes

RLA members are respectfully requested to let the RLA know of changes in their addresses and phone numbers as soon as possible.

Please send changes to Marcia Cooper, RLA Directory, 8070 W. Woodard Dr., Lakewood, CO 80227.

## January Board Meeting Report

There being no Landowner Comments at the beginning of the January meeting, the Board moved directly to Reports.

### Board & Committee Reports

Treasurer William Widmaier reported that, for the year ending December 31, 1998, receipts exceeded disbursements by \$7,046.74. Cash balances as of that date were \$2,999.64 in the RLA checking account and \$80,155.20 in the savings account, for a total of \$83,154.84.

Between January 1 and January 21, 1999, \$20,384.53 in assessments had been received out of the total budgeted amount of \$41,145.

Assistant Treasurer Ken Cooper reported that two properties had changed ownership since the November 1998 Board meeting: The Angells sold Filing 1, Lots 11 and 75, to George and Patricia Brelig, but still owned Filing 1, Lots 9 and 10, as of Jan. 23, 1999; and Thorwald Lemke sold Filing 3, Lot 38, to James Broomfield. See box on page 2 for addresses.

As of January 19, 104 full assessments and two partial assessments had been received. Courtesy reminders will be mailed about February 19.

The Glen Haven Area Volunteer Fire Department has been billed the annual rent of \$10 for its building on Retreat property.

Architectural Control Committee Chairman Dennis Bicknell's report stated that the request by Paul and Sally Whyard for a waiver of the setback distance from the road right-of-way had been granted by Larimer County in addition to the ACC; the Whyards' plans for a structure on the property are under review by the ACC. Robert Smallwood, who purchased Filing 3, Lot 2, on Dunraven Glade Rd., has requested permission to reconstruct the horse corral which had been removed prior to sale of the property. The Dyers reported that exterior work had been completed on their cabin on Streamside Dr.; interior work is being done now, and some cleanup work will be done in the spring.

Road Committee Co-Chair Stephen Little reported that 10 "Slow — Curve" signs had been received and would be mounted when the ground thaws. No major road work is planned until the thaw.

A separate Road report and Driving Tips article by Co-Chair John Barlow is on page 3.

*Continued on page 2*

## 1999 Winter Potluck

Don't miss this year's Winter Potluck! See details at left.

As always, there will be lively entertainment, provided by your friends and neighbors—and maybe even you, if you're lucky enough to be drafted by the entertainment committee when you walk in the door that evening!

Friends and relatives who are not RLA members are welcome, too. Just RSVP, giving the total number of people in your party. In addition to two dishes (salad/main course/dessert) to share, bring a plate and silverware for everyone in your party. The RLA Board will provide soft drinks and coffee.

Please RSVP to John Barlow: P. O. Box 96, Glen Haven, CO 80532. Telephone/Fax: 970-586-2582.

*You are cordially invited to  
the annual Retreat Winter Potluck!*

When: 5 p.m. to 9 p.m., Saturday, March 6, 1999

Where: Community Church of the Rockies, 1700 Brodie Ave., Estes Park

Bring: Two dishes to share: Salad and/or Main Course and/or Dessert and table service

Enjoy: Conviviality, reacquaintance with fellow RLA members, entertainment!

RSVP: **John Barlow, P. O. Box 96, Glen Haven, CO 80532. Telephone/Fax: 970-586-2582**

**Directory & Property Changes**

(Please note changes in your copy of the Landowners Directory)

**Lloyd & Dolores Angell** sold Filing 1, Lots 11 & 75, to George & Patricia Brelig, 2009 Rangeview Dr., Fort Collins, CO 80524. (970) 484-6873.

**Mark & Dorris Hall** have moved to 4520 Stoney Brook Lane, Stevensville, MI 59870-6157.

**Anne Laubhan's** new address is 1301 Donnell St, Wichita, KS 67216.

**Thorwald Lemke** sold Filing 3, Lot 38, to James Broomfield, P.O. Box 21, Glen Haven, CO 80532.

**Mildred Muller-Nowack's** name was misspelled in the Directory.

**Bill & Wanda Niles** have moved to 7401 Brentwood Lane, Gurnee, IL 60031-5368.

**John Roberts'** new address is 5000 Boardwalk, #31, Fort Collins, CO 80525.

**RETREAT SERVICES****John Barlow**

Fine Home Design & Construction  
(970) 586-2582

**Flo Belz**

Belz Realty Listings & Sales  
(970) 669-1472

**Ernie Conrad Real Estate**

Glen Haven/Retreat Properties  
(970) 586-5929

**Paul & Carol Dingel**

Northfork Crafts/Fine Woodwork  
(970) 586-6968

**Barry & Louise Hughes**

Wildlife Rehabilitators  
(970) 586-3833

**Mahan Mtn. View Water Svcs.**

Water Hauling for Cisterns  
(970) 663-1341

**Ron & Janice Tate**

Buy & Sell Antiques & Collectibles  
(970) 586-9289

Three-line listings are free to RLA members, \$10/year to non-members. Deadlines: 2nd Friday in January, March, May, July, September, November. Send name, short description, of service, and phone number to Retreat Services, P. O. Box 29, Glen Haven, CO 80532.

**January Board Meeting Report**

*Continued from page 1*

**Nominating Committee Chair Stephen Little** asked that anyone wishing to volunteer to run for a Board position or to nominate someone else contact him or his committee members, **Frances Cunningham** and **Carol Fulton**.

**Newsletter Editor Victoria McCoy** asked if there were guidelines for the submitting of Landowner motions to be voted on at the Annual Meeting. The Board voted that the day of the May Board meeting each year would be the deadline for receiving motions to be published in the newsletter so proxies can vote on them. Motions should be sent to the Board president, currently **Marcille Trahan**. This year, the date of the May meeting is the 22nd. Motions not received by the Board by the date of the May meeting can still be presented at the Annual Meeting, but only RLA members in attendance will be able to vote on them.

**Other Business**

**Marvin Gee** reported one **Covenant violation**: an uncovered propane tank at a new house on Dunraven Glade Road.

**Marcy Trahan** reported that the RLA insurance company has advised the Board it will not pay for problems caused by the **Y2K situation**.

**Marv Gee** proposed that an ad hoc committee be formed to make suggestions,

on which the membership will vote at the Annual Meeting, concerning the disposition of the Open Space Fund. The **Open Space Fund Committee** consists of Board members **Marv Gee**, **Steve Little** and **Gene Pfeif** and RLA members **Victoria McCoy** and **Duke Sumonia**. RLA members are encouraged to send their ideas to Mr. Gee, the chairman of the committee.

On the recommendation of Treasurer **Bill Widmaier**, the Board voted to move **\$1000 from Unrestricted Funds to the Equipment Fund** and **\$3000 to the Contingency Fund**, leaving \$2933 in Unrestricted Funds.

**CLASSIFIED AD****HELP WANTED****CO-RECORDING SECRETARY.**

Great pay! Superior working conditions in friendly, non-smoking atmosphere, with coffee and pastries provided! Earn \$40 per Board meeting for taking the minutes and typing them up! Board meetings usually last 2½ hours, and the co-secretary is responsible for only three meetings per year, with three months off between meetings! Interested parties should call **Marcy Trahan**: 970-330-6396.

**Guardrails to Be Installed**

As mentioned in the October/November 1998 newsletter, a petition was circulated last summer to ask Larimer County to install guardrails on the County Road 43 switchbacks between Glen Haven and Estes Park.

The County Commissioners asked the County Engineering Department to look into the feasibility of complying. Early in January 1999, Larimer County Public Works Director **Mark Engemoen** reported that several construction problems had been resolved, and Larimer County was planning to proceed with the installation.

The deciding factor was a report compiled by **GHAVFD Fire Chief Tom Housewright** detailing the number of accidents which had occurred on the switchbacks and emphasizing the fact that they have been increasing dramatically in recent years.

The guardrails are expected to cost a little over \$16,000.

**Mr. Engemoen** said the guardrail installation was scheduled for mid-February 1999, and that the road would not be closed while the work was going on, but that traffic would probably be confined to one lane, with a flagger.

**People of the Retreat**

**Marcella and Dennis Bicknell** are the proud grandparents of brand-new triplets. **Brandon, Nicole** and **Sonya** were born in Loveland on Nov. 18, 1998. They are the children of the **Bicknells'** son **Peter** and his wife **Lisa**.

**Sonny and Gerry Spencer**, who were among the first full-time residents of The Retreat in the early 1970s, moved

to northern California in 1996, where **Geny** has been creating his charming scenes artistically wrought out of metal. We have just learned that **Geny** has lung cancer and is undergoing chemotherapy in Sacramento. Anyone wishing to send the **Spencers** a word of good cheer can write to them at 9866 Hidden Lane, Palo Cedro, CA 96073-1099.

## In Memoriam

Tina Geldes, a Retreat resident since 1994, died January 11, 1999, at the age of 40, at the Estes Park Medical Center. A memorial service was held Jan. 14 in Estes Park.



Tina Geldes

Mrs. Geldes was a Certified Nurse Aide at Estes Park Medical Center, Prospect Park Living Center, Hospice and Home Health Care, and on private duty. She was a member and past president of the Estes Park Elks Ladies Auxiliary.

Mrs. Geldes is survived by her husband, Thomas, and children Peter, Tanya and Lori, all of The Retreat; daughter Crystal and son-in-law Mike Hebbelman, of Loveland; and grandchildren Lexi Geldes and Nicholas and MacKenzie Hebbelman, all of Loveland; parents Morris and Mary Reynolds of Paris, Tenn.; and sister Linda Kutella of Ocala, Fla.

Contributions may be sent to the Tina Geldes Memorial Fund, in care of First National Bank of Estes Park, P. O. Box 2390, Estes Park, CO 80517.

## Road Report & Driving Tips

By John Barlow

Your Retreat Road Maintenance Crew was fortunate this year to be able to do extensive grading and overlay well into autumn. We feel that we are gaining on some particularly wet or poorly graded areas that have been chronic problems in the past. The use of recycled asphalt in recent years and coarse stone rather than decomposed granite "road base" has resulted in more durable repairs.

This coming spring will bring more overlay, culvert work and the installation of caution signs at some curves. If you have a suggestion for our priority list, call John Barlow at 970-586-2582 or Stephen Little at 970-586-9051.

### MOUNTAIN ROAD DRIVING HABITS

The September 1998 Newsletter contained a tip regarding fresh pothole repairs. To repeat the advice: It is best to drive on the new patches during dry periods to pack them in, and to avoid the patches, if possible, during wet periods to prevent squish-

## Create a "Firewise" Environment

The Colorado State Forest Service has a brochure containing advice for people who live in areas where wildfires are possible. This advice is divided into sections concerning choosing a location, creating a safe environment, designing safe structures, protecting your house, and what to do in case of a wildfire.

In future issues of the RLA Newsletter, we will publicize all these suggestions, but we're starting with how to create and maintain a safe environment, for those who already have dwellings in The Retreat. To obtain the Wildfire Safety Tips brochure itself, write: Larimer County Planning Division, c/o Wildfire Safety Coordinator, P.O. Box 1190, Fort Collins, CO 80522-1190.

Create a defensible space around your home, where vegetation is modified to slow the rate and intensity of an approaching wildfire. (This also protects the surrounding forest in case of a dwelling fire.)

A defensible area does not need to be barren. As the diagram shows, there are trees within this area. Also, the stacking of the main firewood supply away from the house is not an aesthetic detraction and still provides shelter for small creatures.

Remember that — by law — slash, thinning debris, dead limbs, etc., cannot be




burned without a permit from the Larimer County Department of Health and Environment: 970-498-6798. This material can, however, be shredded and composted.

## Free E-Mail Program

Anyone who has a computer and modem and would like the free e-mail program called Juno can obtain a copy from Victoria McCoy.

This e-mail service is free to subscribers but includes some advertising (easily ignored) and does not include Internet access; Internet access can be acquired by upgrading and paying a monthly fee to Juno.

To receive the free e-mail (only) Juno program, put a blank 3.5" floppy disk in the McCoy's mailbox at the top of the driveway at 766 Miller Fork Road; the disk with Juno on it can be retrieved from the mailbox two days later. Or, mail a disk to P. O. Box 29, Glen Haven, CO 80532, and include return postage.

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• The St. Petersburg Zoo in Russia set up a TV/CR outside the orangutans' cage and showed parenting videos to the primates in an effort to teach them to be better parents. According to the *Moscow Times*, however, the attempt backfired when Father Rabu began to ignore Mother Monika and Baby Ramon in favor of watching TV. Zoo Director Ivan Korneyev's solution was to "reduce the time of TV watching in order to keep the family together."

•••••

**Board of Directors, 1998-99**  
*[Terms expire at Annual Meeting in bracketed year]*

**Marcille Trahan, President** ['01]  
1817 42nd Ave., Greeley, CO 80634  
(970) 330-6396

**Dale Alps** ['00]  
5800 14 SW  
Loveland, CO 80537  
(970) 667-6752

**Marcella Bicknell** ['99]  
1473 Streamside Dr., P. O. Box 143,  
Glen Haven, CO 80532  
(970) 586-1034

**Stephen Little** ['00]  
22 Saddle Court, P. O. Box 37  
Glen Haven, CO 90532  
(970) 586-9051

**John Barlow** ['00]  
24 Black Creek Dr., P. O. Box 96  
Glen Haven, CO 80532  
(970) 586-2582

**Marvin Gee** ['99]  
722 Miller Fork Rd., P. O. Box 159  
Glen Haven, CO 80532  
(970) 586-5485

**Gene Pfeif** ['01]  
33941 Siasconset Rd.  
Windsor, CO 80550-4718  
(970) 686-7735

**Officers, Committee Chairs, Other RLA Leaders**

**William Widmaier, Treas.**  
2010 46th Ave., F1  
Greeley, CO 80634  
(970) 330-3281

**Graham Fowler, ECC**  
8764 Skyland Dr.  
Niwot, CO 80503  
(303) 652-8365

CO-RECORDING SECRETARIES

**Alfred Cunningham & Shirley Turpin**

WELCOME COMMITTEE

**Frances Cunningham, Nancy McDevitt**

**Ken Cooper, Ass't. Treas.**  
8070 W. Woodard Dr.  
Lakewood, CO 80227  
(303) 986-5070

**Victoria McCoy, Newsletter Editor**  
P. O. Box 29  
Glen Haven, CO 80532  
(970) 577-0015

GHAVFD

**John Manchester, Board Pres.; Robert Clarke, Richard Boggs, Retreat Liaisons**

**Dennis Bicknell, ACC**  
P. O. Box 172  
Glen Haven, CO 80532  
(970) 586-1034

**Janice Tate, Corresponding Sect'y**  
P. O. Box 41  
Glen Haven, CO 80532  
(970) 586-9289

ROAD COMMITTEE

Co-Chairs: **John Barlow & Stephen Little**  
*Contact Mr. Barlow or Mr. Little if you have questions or suggestions about road maintenance or snowplowing.*

**THE RETREAT Landowners Association**  
**P. O. Box 160**  
**Glen Haven, CO 80532-0160**



**First  
Class  
Mail**



Address Correction Requested



# The Retreat Newsletter

1971 ★ 28th Year ★ 1999



April/May 1999 ★ P. O. Box 160, Glen Haven, CO 80532 ★ April/May 1999

## Upcoming Events

**Board Work Session:**  
May 8, 1999, 9:30 a.m.,  
at the Barlow residence,  
24 Black Creek Drive

CS

**Board Meeting: May 22, 1999,**  
at the Pfeif residence,  
1488 Dunraven Glade Road

CS

**July 31, 1999:**  
**Board Meeting and**  
**ANNUAL MEETING**

CS

**Board Meetings start at 9:30 a.m.**  
**The Annual Meeting starts at 1 p.m.**

## Directory & Property Changes

*(Please note changes in your copy of the Landowners Directory)*

**Bruce Asbury's** new P.O. Box in Glen Haven is 89.

**William & Karen Bell** sold Filing 4, Lot 7, to **Kevin J. Gelsler**, P.O. Box 1231, Estes Park, CO 80532.

**Richard Gilmore's** new address is P.O. Box 51, Glen Haven, CO 80532.

**Mary Howarth's** mail should now be addressed: Mary Howarth, c/o Paul Todd Howarth, P.O. Box 23, Glen Haven, CO 80532.

**E.V. & P.D. Jenkins'** new address is c/o FCO (Islamabad), King Charles St., London SW1A 2AH.

**Anne Laubhan** sold Filing 4, Lot 4, to **Stephen & Julie Brauns**, P.O. Box 52, Glen Haven, CO 80532.

**Ted & Renee Luehrs-Henson's** correct Zip code is 80511-2659.

**Joyce Riedel's** new address is P.O. Box 124, Glen Haven, CO 80532.

**Peter Schulz'** new telephone number is 402-895-3609.

**William & Wendy Monks-Ireland** have moved to 406 Aspen Ave., Estes Park, CO 80517, 970-586-4561.

**John Ventresca** has moved to 12470 Glasgow Dr., Romeo, MI 48065.

## March Board Meeting Report

A report on the new ISO (fire insurance) rating by Glen Haven Area Volunteer Fire Department Chief Tom Housewright led off the March Board meeting.

Mr. Housewright said the ISO rating will drop to 7 in some areas, as of May 1, 1999, but remains 9 in others. The areas that will be 7 are those within 1000 feet of a dependable water supply, such as parts of Dunraven Glade Road and Streamside Drive. The GHAVFD came very close to achieving an ISO rating of 6, so that will probably be accomplished next year.

Further consideration of water-supply solutions have led him to believe that upgrading the tanker truck is preferable to buying and installing 30,000-gallon tanks in eight to 10 locations around The Retreat. The cost of only one buried tank is about the same as the cost to upgrade the tanker, which is kept in Firehouse 2 just off Elkridge Drive and which can get water to any location in The Retreat.

Mr. Housewright also said Fire Days, the annual GHAVFD fundraiser, may not

be held in 1999. It is under consideration whether the net profits justify the degree of work involved in organizing it.

## Board & Committee Reports

**Treasurer William Widmaier** reported that, for the period of January 1 to March 17, 1999, receipts exceeded disbursements by \$38,171.11. Landowner assessments collected during that period totaled \$39,927.03; total budgeted assessments for 1999 are \$41,145. Cash balances as March 17 were \$4,485 in the RLA checking account and \$116,840.95 in the savings account, for a total of \$121,325.95.

**Assistant Treasurer Ken Cooper** reported that one property had changed ownership since the January 1999 Board meeting: Anne Laubhan sold Filing 4, Lot 4, to Stephen and Julie Brauns. (See box at left.) RLA membership remains at 212.

As of March 24, five landowners had failed to pay any portion of their 1999 assessments, and three partial payments

*Continued on page 2*



*Larimer County honored the petition signed by many RLA members and had guardrails installed on the CR 43 switchbacks in March 1999. A thank-you letter and photos were sent to the County Commissioners, who responded with a letter of appreciation.*

## March Board Meeting Report

Continued from page 1  
were still outstanding.

**Architectural Control Committee Chairman Dennis Bicknell's** report said:

- Jack and Maye Stewart, 90 Solitude Court, received approval to remove some old outbuildings and replace them with a separate garage; the existing attached garage will be converted to living space.

- Work had commenced at the Whyards' on Copper Hill Road.

- Approval was expected to be granted soon for a modification to previously

approved plans for Al Matlock, 242 Dunraven Glade Road; the location of a large storage building had been moved slightly to accommodate a small addition to be built onto the cabin.

There was no **Environmental Control Committee** report, but environmental issues were discussed briefly. RLA member Victoria McCoy asked that the RLA not fund fish-stocking in Miller Fork Creek; the Board responded that the time for stocking had passed for this year.

Board member John Barlow asked that RLA members willing to help chop out noxious weeds contact him. By mid-summer, the weeds are mature enough to be identified.

RLA member Duke Sumonia noted that the destructive mistletoe in Retreat trees does not look like the festive, white-berried New Year's Eve variety. It looks like mold and should be cut out as soon as possible.

**Road Committee Co-Chair John Barlow** reported that he and Co-Chair Stephen Little believe two convex mirrors, not one, should be installed at the dangerous intersection where Streamside Drive enters County Road 43; they will do that.

Mr. Barlow said the Road budget is in good shape due to few snow-removal requirements this winter, and he gave a brief rundown of the restoration work planned: rock or roadbase on Bulwark Ridge; on Miller Fork up to the Wasmans'; and on Elkridge from the Dingels' to the Boggesses'.

**Corresponding Secretary Janice Tate** requested, and received, authorization to

spend up to \$200 on supplies and photocopying for the Resolution Book that is being prepared.

**Marvin Gee, chair of the Open Space Funds Committee**, clarified the dollar figure whose disposition will be voted on at the Annual Meeting in July: \$36,000. Although there is \$53,000 in the Open Space Fund, \$17,000 did not come from special assessments.

**The Nominating Committee** asks that anyone wishing to volunteer to run for or to nominate someone else to a Board position contact **Stephen Little, Frances Cunningham or Carol Fulton**.

### Other Business

The Board agreed to hold a **special Work Session starting at 9:30 a.m. on May 8** at the Barlow residence to address suggestions by Parliamentarian Esther Russell to improve our bylaws; updating of insurance coverage; and discussing Board suggestions for the disposition of the Open Space Fund.

**The Annual Meeting is expected to be in the Big Thompson Association Building** just east of Drake again this year.

Victoria McCoy suggested that **personal information about Retreat members be included in the RLA newsletter only if submitted by the individuals involved or if published in the Estes Park Trail-Gazette**, to avoid violating anyone's privacy. News about fellow RLA members is of great interest to all; **individuals are encouraged to send information to Newsletter Editor, P.O. Box 29, Glen Haven, CO 80532-0029.**

### RETREAT SERVICES

#### John Barlow

Fine Home Design & Construction  
(970) 586-2582

#### Flo Belz

Belz Realty Listings & Sales  
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#### Ernie Conrad Real Estate

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A-Lien's Roofing • Guaranteed  
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## Superior Retreat Maps Available

Dennis Bicknell, ACC Chairman and one of the first full-time Retreat residents, has large, up-to-date blueprint maps of The Retreat for sale.

The master copy is updated several times a year to show new members' names and cabin construction. These are far superior to the illegible plans new owners are given, and all RLA members will benefit by having a copy in their possession.

These maps are sold only to RLA members, not to any commercial enterprise. Mr. Bicknell has provided copies to the Glen Haven Post Office and the Town of Estes Park electrical department.

The maps are approximately 36" x 48", and the cost is \$5 each. A supply of rolled, not folded, maps will be available for sale at the Annual Meeting.

Copies sent by mail are folded. The

cost by first-class mail is \$5.75 each; by Priority Mail, the cost is \$8 each.

To receive Retreat maps by mail, send your request and a check to Dennis Bicknell, P. O. Box 143, Glen Haven, CO 80532.

### HELP WANTED

**RECORDING SECRETARY.** Great pay! Great working conditions, with coffee and pastries provided! Earn **\$40 per Board meeting** for taking the minutes and typing them up. Board meetings usually last only 2.5 hours, and there are only six per year. Please call Marcy Trahan: 970-330-6396.





*Nancy McDevitt makes a pitch for the newest Glen Haven cookbook, a fundraiser for the Fire Department. This edition will be the first to carry advertisements for local businesses.*

**On March 6, RLA members gathered for the 1999 Winter Potluck — an evening of good food, good fellowship and good fun at the Community Church of the Rockies in Estes Park**

*Sandy Stolte and her granddaughter Mariah enjoy taking part in the singing.*



*Master of Ceremonies John Manchester introduces the speakers and activities and keeps everything going at a lively pace.*

*Carol Fulton plays a tuneful accompaniment to the communal singing of songs such as "Row, Row, Row Your Boat."*



*Joanne Weinmeister, one of the lucky door-prize winners, admires her new possession.*

*Steve Little, who gave a fascinating talk about the rare line-up of the planets around the time of the Winter Potluck, here points to a satellite photo showing light pollution around the globe.*



*Rocky Mountain National Park Ranger (and accomplished ventriloquist) Joan Childers exchanges ideas with "Elaine."*



*The Fowler family (from left): Graham, Grace, Julie and Alec*

**Board of Directors, 1998-99**  
*[Terms expire at Annual Meeting in bracketed year]*

**Marcille Trahan, President** ['01]  
1817 42nd Ave., Greeley, CO 80634  
(970) 330-6396

**Dale Alps** ['00]  
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Loveland, CO 80537  
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722 Miller Fork Rd., P. O. Box 159  
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(970) 586-5485

**Gene Pfeif** ['01]  
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Windsor, CO 80550-4718  
(970) 686-7735

**Officers, Committee Chairs, Other RLA Leaders**

**William Widmaier, Treas.**  
2010 46th Ave., F1  
Greeley, CO 80634  
(970) 330-3281

**Graham Fowler, ECC**  
8764 Skyland Dr.  
Niwot, CO 80503  
(303) 652-8365

CO-RECORDING SECRETARIES  
**Alfred Cunningham & Shirley Turpin**

**Ken Cooper, Ass't. Treas.**  
8070 W. Woodard Dr.  
Lakewood, CO 80227  
(303) 986-5070

**Victoria McCoy, Newsletter Editor**  
P. O. Box 29  
Glen Haven, CO 80532  
(970) 577-0015

WELCOME COMMITTEE

**Frances Cunningham, Nancy McDevitt**

**Dennis Bicknell, ACC**  
P. O. Box 172  
Glen Haven, CO 80532  
(970) 586-1034

**Janice Tate, Corresponding Sect'y**  
P. O. Box 41  
Glen Haven, CO 80532  
(970) 586-9289

GHAVFD

**Richard Boggs, Board President; Robert Clarke, John Manchester, RLA Liaisons**

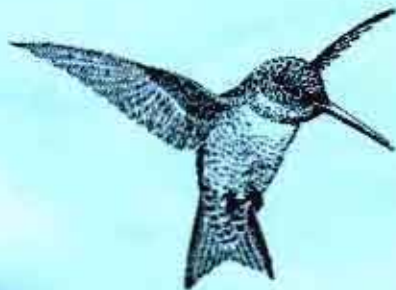
ROAD COMMITTEE

**Co-Chairs: John Barlow & Stephen Little**  
*Contact Mr. Barlow or Mr. Little if you have questions or suggestions about road maintenance or snowplowing*

**THE RETREAT Landowners Association**  
**P. O. Box 160**  
**Glen Haven, CO 80532-0160**



**First  
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Address Correction Requested





# The Retreat Newsletter

1971 ★ 28th Year ★ 1999



June/July 1999 ★ P. O. Box 160, Glen Haven, CO 80532 ★ June/July 1999

## July 31, 1999

All events take place at the  
Big Thompson Canyon Assn. Bldg.,  
Highway 34, just east of Drake

☞  
**Board Meeting**  
9:30-11:30 am

☞  
**Pot Luck**  
Noon-1:30 pm

☞  
**Annual Meeting**  
1:30-4:30 pm

## Directory & Property Changes

(Please note changes in your copy  
of the Landowners Directory.)

**Cathy Chiodo's** new address is c/o  
Farseeker, Inc. 1311 Whippoorwill  
Dr. Cedar Park, TX 78613

**Ken and Pat James** have moved to  
4000 Parkside Center Blvd. #2601  
Farmers Branch, TX 75244

**James & Barbara Nash** have moved  
to 8307 Wythe Lane, Springfield, VA  
22162-3357

**John Ventresca's** new telephone  
number is 810-336-1369.

The 1999  
Retreat Landowners Assn.  
Directory will be available to  
members at the July 31  
Annual Meeting. If you cannot  
attend and would like a copy,  
check the box on the  
bottom of the Proxy form.



If you move, please  
remember to inform the RLA  
of your new address.



Send address changes to:  
RLA  
P. O. Box 160  
Glen Haven, CO 80532

## June Board Meeting Report

RLA member Florentine Belz was wel-  
comed as the new co-recording secretary,  
sharing duties with Al Cunningham.

RLA member Beulah Behrens asked  
about the current method of handling trees  
killed by pine beetles. A report in the June  
9, 1999, *Estes Park Trail-Gazette* and the  
Estes Valley Improvement Assn. were cit-  
ed as the best sources for information.  
(Also, see article on page 3.)

Board member Marcella Bicknell men-  
tioned a realtor's directional sign at a road  
intersection in The Retreat; the Board de-  
cided to ask the realtor to move the sign to  
the road right-of-way at CR 43.

## Board & Committee Reports

Treasurer William Widmaier report-  
ed that, for the period of January 1 to May  
31, 1999, receipts exceeded disbursements

by \$16,077.75. Landowner assessments col-  
lected during that period totaled \$41,287.03;  
total budgeted assessments for 1999 are  
\$41,145. Cash balances as of May 31 were  
\$2,224.56 in the RLA checking account and  
\$97,008.03 in the savings account, for a  
total of \$99,232.59.

Assistant Treasurer Ken Cooper re-  
ported that no properties had changed  
ownership since the March 1999 Board  
meeting.

As of June 3, only one landowner had  
failed to respond to the follow-up letters  
requesting payment of 1999 assessments;  
a lien is being placed on this property.

Architectural Control Committee  
Chairman Dennis Bicknell's report said  
that, as expected, approval was granted to  
the Matlocks, 242 Dunraven Glade Road,

*Continued on page 2*

## 28th Annual RLA Meeting



## Schedule of Events

Saturday, July 31,  
Big Thompson Canyon Assn. Bldg.,  
near Drake on Highway 34;

9:30-11:30 am: Board Meeting  
Noon-1:30 pm: Pot Luck  
1:30-4:30 pm: 28th Annual Meeting

For the pot luck, please bring  
your own table settings and one  
dish to share, either a salad, a  
main course or a dessert. (This  
is a change from previous  
years, when everyone was  
asked to bring two  
dishes, resulting in  
a superabundance  
of edibles.)

The Board  
will supply  
beverages.

**VOTING  
INFORMATION  
INSIDE!**

Remember,  
your proxy-  
holder cannot vote on  
motions made  
during the meeting  
or on motions  
that are substantially  
amended from what  
is publicized  
in the newsletter.

Please attend the  
Annual Meeting.  
Don't miss your chance  
to help determine the  
future of  
The Retreat!

## June Board Meeting Report

*Continued from page 1*

for a storage building and cabin enlargement. In addition, the ACC is contacting several RLA members concerning activities on their land and will report on these matters at the July 31 Board meeting.

**Road Committee Co-Chair Stephen Little** gave a detailed report; see page 3.

The Board considered the draft of the Resolution Book and advised **Committee Chair Janice Tate** that, with two minor changes, it was accepted. Final copies, which will include the ACC guidelines, the Covenants, and possibly an 11" x 17" map

of The Retreat, will be available for Board members' use at the Annual Meeting.

Board member **Marvin Gee** reported that **GHAFFD Board President and RLA member Richard Boggs** had informed him that refurbishment of the tanker truck offered to The Retreat (see Road Report article, page 3) would be paid for from the GHAFFD operating fund and would not require a contribution from the RLA.

### Other Business

Among the Covenant violations re-

ported was the proliferation of inoperative vehicles; 16 were counted. The owners will be asked to remove or garage them. Also, an RLA member was asked not to allow his ATVs to be ridden on Retreat roads.

The Board held a work session on May 8 to address suggestions by Parliamentarian **Esther Russell** to **improve the Bylaws**. Board motions, including recommended bylaw changes, are on page 5. RLA members are asked to consider them, as they will be voted on during the Annual Meeting.

### RETREAT SERVICES

**John Barlow**

Fine Home Design & Construction  
(970) 586-2582

**Flo Belz**

Belz Realty Listings & Sales  
(970) 669-1472

**Ernie Conrad Real Estate**

Glen Haven/Retreat Properties  
(970) 586-5929

**Paul & Carol Dingel**

Northfork Crafts/Fine Woodwork  
(970) 586-6968

**Barry & Louise Hughes**

Wildlife Rehabilitators  
(970) 586-3833

**Todd Lien**

A-Lien's Roofing • Guaranteed  
(970) 667-0331

**Mahan Mtn. View Water Svcs**

Water Hauling for Cisterns  
(970) 663-1341

**Ron & Janice Tate**

Buy & Sell Antiques & Collectibles  
(970) 586-9289

Three-000 listings are free to RLA members, \$100/year to non-members. Deadlines: 2nd Friday in January, March, May, July, September, November. Send name, short description of service, and phone number to Retreat Services, P. O. Box 29, Glen Haven, CO 80532.



RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160  
Glen Haven, Colorado 80532

Dear Retreat Landowner,

I would like to extend a warm invitation to all current and new members of the Retreat to attend the annual Meeting on Saturday, July 31, 1999, at the Big Thompson Community Building. We have extended the pot luck an extra half-hour in order to give you time to have a leisurely lunch and an opportunity to visit with neighbors, both new and old. It will be a wonderful time to renew old friendships and begin new ones. We have also condensed the length of the business meeting but have still allowed sufficient time to conduct the business of our organization. Please attend the meeting. This is an opportunity for sharing. Reports from the Board, Financial reports, and various committee reports will bring you up-to-date on the "State of the Retreat." The input that you give us, your Board of Directors, will determine our focus and direction for the coming year. Together, we can all make the Retreat the best place to be.

Esther Russell, our Parliamentarian, will be with us again this year to ensure that everything runs smoothly. Mr. Edward Guiducci, our legal counsel, will also attend this year as the membership requested at the annual meeting two years ago.

In this newsletter you will find various articles of information. Please be sure to note the motions that are being put forward for your consideration at the annual meeting. The two motions from the Board concern various by-law amendments and the Open Space Fund. The motion on by-law amendments is a "housekeeping" task, incorporating many of the changes suggested by Mrs. Russell to bring our by-laws up-to-date and to clarify language. Please also consider carefully the various motions put forward by Mr. Sumonia. They are by-law amendments with serious implications regarding the ability of any future Board of Directors to carry out the powers and duties assigned in our current by-laws. It may be helpful to refamiliarize yourself with the Retreat by-laws in order to make a fully informed decision regarding each of the motions that will be presented to you.

I would like to take this opportunity to thank everyone who has given of their time and talents to make the Retreat the great place it is. No, this will not be an Academy Award length speech, but just a brief acknowledgement. The best "Newsletter Award" goes to Vicki McCoy, who edits the incredibly professional newsletter you hold in your hands. The "Rocky Road" Award goes to our Road Committee Chairs, John Barlow and Steve Little with the assistance of Al Cunningham. The "This Old House" Award goes to Dennis Bicknell for chairing the ACC committee. For always keeping our finances in order, the "Show Me the Money" Awards go to our Treasurer, Bill Widmaier, and Assistant Treasurer, Ken Cooper. The contributions and efforts made by the following Board and Committee members are also greatly appreciated: Dale Aids, Marcella Bicknell, Marv Gee, Gene Pfeif, Graham Fowler, Janice Tate, Shirley Turpin, and Flo Belz. Before this does become Academy Award length, the biggest thank you goes to everyone, named or unnamed, who has worked to make the Retreat a better place.

Sincerely,

Marcy Trahan, President

## Retreat Road Report

By Stephen Little, Co-Chair

Fifty-four loads (840 tons!) of recycled asphalt were deposited — mostly on Elkridge Drive, and some on Black Creek Drive and Copper Hill Road — plus two loads on Bulwark Ridge Road, just before the terrific rains and snows of late April. The new roadbase survived very well.

Six loads of the material were donated by landowners on Copper Hill Road, partly to control dust on their sections. One load was arranged for a landowner's driveway on Elkridge, but no Retreat equipment was used to spread it.

Grading and rock removal were done on Streamside, Black Creek, and Copper Hill.

We plan to deposit a few loads this summer to patch up places on Streamside and Black Creek Drives. Grading and ditching on Solitude and Gladeview are also planned for the summer.

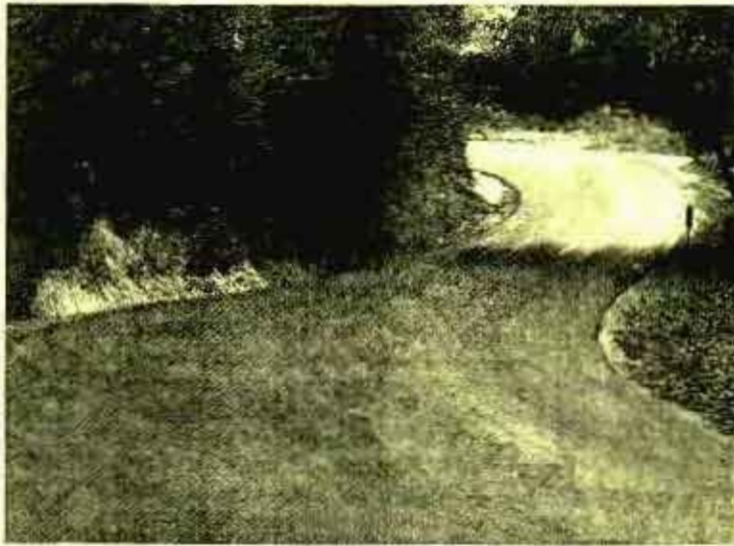
Then, in the fall when we have a better idea of how our budget expenses are going, we will initiate another cycle of roadbase.

The  
"Curve, Slow

Down" signs and the posts are here, and we will be making an effort to mount them in appropriate places.

The GHAVFD has offered the RLA an old truck. It will have a 650-gallon water tank, but no pump, and it needs brake and other work to make it roadworthy. It would be useful for watering dry roads so work could be done between rains. The Board is considering whether to accept this offer.

Two corners on Miller Fork Road are "slumping" and threaten to take a good part of the road and cover the culverts to a great depth if they slide off. The Committee asked for emergency funds to be allocated to hire outside contractors to extend the culverts by 10-12 feet and put some stone on the banks to halt the slumping.



## Bulwark Ridge Update

By Marcy Trahan, Board President

The confusion regarding the number of Bulwark Ridge Owners Association members has been cleared up. A previous title search failed to correctly identify owners of the various properties and actually missed several properties. After a search at the Larimer County Assessor's Office, all current owners of the Bulwark Ridge parcels were identified. There are a total of 11 property owners and 16 parcels of land. The newly identified property owners will be receiving a letter of intent, informing them that they will be assessed as members of both Bulwark Ridge Owners Association and the Retreat Landowners Association beginning with the 2000 assessment. The previously known five owners of the six properties at the end of Miller Fork Road have been paying RLA assessments for 20 years. It is with this original group that the

RLA membership approved a merger agreement. While the merger agreement has been approved twice by the RLA, it still needs to be confirmed by the full BROA membership. Now that the actual membership has been determined, steps can be taken for voting.

When the "original" five members of BROA approved merger with the RLA, the road maintenance funds of BROA were transferred to the RLA to be used for upgrading of the BROA roads. The current BROA road system is too narrow for the RLA grader to operate effectively. BROA and RLA member Rich Gilmore has volunteered his equipment to do the necessary road work on the BROA road system. He will work with RLA Roads Committee Chairs Steve Little and John Barlow, who have identified areas of concern, and will be paid for his time from the BROA road funds.

## Pine Beetles and Noxious Weeds

By Marcy Trahan, Board President

The Colorado State Forest Service has declared that the Mountain Pine Beetle has reached epidemic levels in Northern Larimer County and appears to be spreading South. The Pine Beetle is native to our pine forests. The last outbreak of Pine Beetle infestation occurred in the 1970s. Be alert to dead or dying trees on your property. If you suspect beetle infestation, contact the Forest Service Office in Fort Collins for information on beetle control (970-491-8348; \$26 for a CSFS site visit.) Also contact Dennis Bicknell, Chair of ACC, regarding the cutting and removal of infested trees.

The Retreat participated in the Pulling Together Initiative to manage noxious weeds in the Estes Valley Weed Management Area. The Retreat was visually inspected for weeds from the main roads throughout the area on August 15, 1998. Twelve species of concern were the main focus of the visual survey. Mapping was done using GPS (Global Positioning System) technology. In general, the Retreat area appears to support few noxious weeds, at present. Canada thistle is the most prevalent weed species observed. Those colonies of Canada thistle noted were very large

SPREAD  
THE  
WORD . . . .  
NOT  
THE  
WEEDS!

and dense, indicating favorable conditions for weed invasion and establishment. A few patches of mullein were also observed. The report stressed that areas without mapped weeds should not be assumed to be weed-free. They simply may have not been included in the survey areas. About six acres along Dunraven Glade were sprayed for Canada thistle on Oct. 8, 1998, at the request and authorization of those landowners. The report also listed various management recommendations.

More information about both Pine Beetles and noxious weeds will be provided at the annual meeting.

## In Memoriam

Ruth Matland, who with her husband Walter originally owned the land that is now The Retreat, passed away recently.

## Candidates for RLA Board of Directors

VOTE FOR TWO

### Marvin Gee

Filing 2, Lot 49

Marvin was born and grew up in northwest Missouri, attended university and graduate school



Marvin  
Gee

in Oklahoma, and lived in Iowa for a quarter century before moving to the Retreat in 1988. Now retired, his professional career included communication, public relations and financial development.

Marv, with Charlotte's help, served as Retreat newsletter editor, corresponding secretary and assistant treasurer for several years before being elected to the board three years ago.

Beyond his RLA duties, he is active in a faith community, serves on a church camp fundraising committee, is a Rotarian, and a member of the Estes Valley Land Trust board of directors.

"I have appreciated the opportunity to be a board member and would like to serve one more term. If you approve of my work along with that of the other board members, I welcome your vote. Thank you."

Joanne  
Gilbaugh



### Joanne Gilbaugh

Filing 2, Lot 33

My husband Ivan and I have been part of The Retreat since April 1996. While we do not live here full time, we are here three days out of seven. We are essentially retired from careers in real estate sales, so we have an appreciation of what it takes to keep property values competitive, namely, compliance with covenants, roads well maintained and a Homeowners Association that has members who cooperate and plan ahead.

While everyone has opinions concerning the use of the Open Space Fund, I submit that it would be prudent to leave it in place for the possibility of future acquisition, and for the interest to be used for special projects, such as additional road work, guard rails on some parts of the roads, or projects which would improve our fire rating or emergency medical response systems. Our current annual assessment is about 53¢ per day, which is really a huge bargain!

While masculine input is indispensable, I believe a feminine presence on the Board would maintain a welcome balance.

### John Manchester

Filing 2, Lot 46

I am a retired Eastman Kodak Company Photometric Engineer, and I am presently working out of my home as a District Sales Manager for an LED lighting company out of California.



John  
Manchester

I've been a year-round resident of The Retreat for over five years and have owned my lot for over 10 years.

I've held two committee positions in The Retreat: Chairman of the Architectural Control Committee and Chairman of the Environmental Control Committee. I'm presently a GHAVFD Board member and a past president of the Board.

I moved to The Retreat because I love the beauty and serenity of the mountains. I also picked this mountain subdivision because of the protective covenants that I believe were designed to keep this area as pristine as possible. I feel that we, in The Retreat, have a very special place, and I would like to see us keep it that way. I believe that we can accomplish this by working together for the common good of all of us in the Retreat, as well as the wildlife and environment.

## Motions Submitted by the RLA Board

A) Whereas, the RLA Board of Directors is engaged in ongoing conversation with the current owners of the 27.45-acre former U. S. Forest Service parcel in The Retreat, as well as adjacent property owners, therefore, be it moved that the Open Space Fund of \$36,000 [money from the special assessment collected in 1995, 1996, and 1997 to acquire the Forest Service land within The Retreat] remain at interest until efforts to acquire all or part of the 27.45-acre parcel have been expended.

B) Recommended Bylaw Amendments. *Note: New wording is underlined, current wording is in [brackets].* Anyone wishing a copy of the current RLA Bylaws should send a request to RLA, P. O. Box 160, Glen Haven, CO 80532, or, telephone 970-586-5485.

*Article III. Meetings of Members. Section 5. Voting*

Voting may be by voice, show of hands, ballot or proxy ballot.  
[Voting shall be by hand, ballot and proxy.]

A roll call vote may be demanded by a majority vote.  
[Ten Members shall have the right to demand a roll call vote.]

*Article III. Meetings of Members. Section 6. Meeting Procedures*

Every meeting of Members shall be governed by Robert's Rules of Order current edition.  
[Every meeting of Members shall be governed by Robert's Rules of Order.]

*Article IV. Board of Directors — Selection — Term of Office*

At the annual meeting of the Association, the Members shall elect the number of Directors as there are Directors whose terms are expiring at the time of each election for terms of three years. Directors may serve more than one term.

[At the annual meeting of the Association, the Members shall elect two Directors for a term of one year, two Directors for a term of two years, and three Directors for a term of three years, and at each annual meeting thereafter the Members shall elect the same number of Directors as there are Directors whose terms are expiring at the time of each election for terms of three years.]

*Article VI. Meetings of Directors. Section 1. Regular Meetings*

Regular meetings of the Board of Directors shall be open to all members and shall be held at least quarterly upon written notice consistent with these Bylaws, at such place and hour as may be fixed from time to time by the Board. The Rules established by the Board of Directors shall be observed.

*Article VII. Powers and Duties of the Board of Directors. Section 1. Powers*

The Board of Directors shall have the power to: (a) Establish rules for Board of Director Meetings.  
[(a) through (j) would become (b) through (k).]

*Article IX. Officers and Their Duties. Section 3. Term*

The Officers of this Association shall be elected annually by the Board and shall hold office for one (1) year unless the Officers shall sooner resign, or shall be removed, or shall otherwise be disqualified to serve. Officers may serve more than one term.

*Article XII. Assessments. Section 1. Annual Assessment*

Last sentence: The annual assessment limit may be changed only by an affirmative two-thirds of the votes cast at an Annual Membership Meeting.

[The annual assessment limit may be increased only by a minimum two-thirds majority vote of the Membership present at the annual meeting.]

*Article XII. Assessments. Section 2. Special Assessments*

Special assessments may be levied by an affirmative two-thirds of the votes cast at an Annual Membership Meeting or at a Special Meeting called in accordance with these Bylaws.

[Section 2. Transfer Assessment becomes Section 3.]

*Article XII. Assessments. Section 3. Transfer Assessments*

Last sentence: No Owner may waive or otherwise escape liability for the assessments provided for by non-use of the Common Area or abandonment of his Lot.

[No Owner may waive or otherwise escape liability for the assessments provided for by non-use of the Common Area of abandonment of his Lot.]

*Article XIII. Amendments*

Subject to other provisions, these Bylaws may be amended at any regular or special Membership Meeting of the Association, provided previous notice has been given and a two-thirds affirmative vote is obtained.

[Subject to other provisions in these Bylaws, these Bylaws may be amended, at a regular or special meeting of the Members, by a 2/3 vote of a quorum of Members present in person or by proxy.]

## Motions Submitted by RLA Member Duke Sumonia

*Please note that the following motions are printed verbatim, exactly as received from Mr. Sumonia:*

1) Whereas drainage from RLA roads has and continues to damage Dunraven Glade Road to the detriment to RLA members and the public and whereas this RLA, and previous Boards have been aware of such (since at least 1991) and have refused to remedy the situation after having said they would Be it moved That the RLA members direct the Board to remedy the cause of the damage to Dunraven Glade Road by water damage from RLA roads by Sept. 1, 1999 and to continually keep such remedy in force.

*Board Rebuttal: This motion is a Bylaw change that restricts the discretion of the Board in allocating funds. It is a violation of Article VII. Powers and Duties of the Board of Directors, Section 2 (f) "cause the Association's roads and the landscaping on the Common Area and Lots, if any, to be maintained." A member of the Roads committee has discussed this matter with Mr. Sumonia in the past. The RLA has no jurisdiction over Dunraven Glade Road, which is a county road.*

2) Whereas the merger of RLA and BRA has yet to occur and the original agreement between the two associations requires that BLA [sic] maintain their own roads (which are dedicated as public roads, not private, and BRA bylaws provide that each BRA member shall pay an assessment for their maintenance) and as those roads have not been maintained for more than 20 years, and that it is not in the interest for RLA members to have to pay for such (especially Dunraven Glade Road adjacent landowners). Be it moved No monies assessed RLA members or other assets shall be used in any manner for care, maintenance, grading, snow plowing of any BRA road for a period of 5 years from this date and no change to the 1978 agreement will be made to allow such.

*Board Rebuttal: Our legal counsel advises us that this motion, if approved, would violate and breach the prior Merger Agreement that has been ratified twice by the RLA membership. It is also a Bylaw change that restricts the Board's ability to enter into agreements [Article VII. 1 (c) and (d)] or to maintain roads [Article VII. 1 (e) and VII. 2 (f)]. The Bulwark Ridge Owners Association (BROA) has independently maintained their road system during the 20 years prior to the merger.*

3) Whereas RLA members have the right to be informed and have prior knowledge of any proposed use of their monies or other assets proposed by any motion or bylaw amendment which is presented at an Annual Meeting by a member from the floor or the Board, its Officers or any other RLA member Be it moved All motions, bylaw amendments or any other means proposing to spend or use RLA assets in excess of \$500, must have been submitted to the Board in writing no later than 45 days before the Annual Meeting and that such proposal be published in the Official Notice of such meeting, and that notice of requirement be published in the Newsletter issue prior to the Official Notice.

*Board Rebuttal: This motion is very ambiguous and appears to restrict the Board's discretionary ability to manage the funds of the Association [Article VII.2 (j)]. It is not clear if this motion would impact such basic operations as road maintenance [VII.2 (f)], purchase of insurance [VII.2 (e)], outside contracts [VII.1(c)], etc.*

4) Whereas, the bylaws are the very foundation of any democratic organization and are so important that every member has the right to know in advance if they are to be amended so as to make an intelligent informed judgement as to whether to support such an amendment by their vote. Robert's Rules of Order recognize this principal [sic] and states, "Special requirement . . . should be specified in the bylaws, and they should always include at least notice and a two-thirds vote . . ." The 1986 bylaws recognized this and required prior notice. The 1992-93 Board did also and said in Summer 1993 Newsletter, "Amendments . . . will not be allowed from the floor since the membership has been notified (in Spring 1993 Newsletter) in advance they needed to be submitted in writing and sent to the membership prior to the meeting . . ." The Parliamentarian also suggest "prior notice" in a letter to the Board 1/10/99. Therefore, be it moved Article XIV of the RLA Bylaws be amended by adding, "provided 30 days prior notice has been given."

*Board Rebuttal: This issue is addressed in the Board's recommended Bylaw change: Article XIV. Fifteen days seems to be an adequate period of time. This motion would affect the timing of the Newsletter for the annual meeting, and put an undue hardship on the Newsletter Editor.*

5) Whereas Dunraven Glade Road is the main road used by most RLA members and especially those whose lots abut or near it (and those who live full time on or near it), and increasingly more do so as time goes by, and as the latter have contributed to the maintenance of the rest of the Retreat roads for years to the tune of thousands of dollars, and as all members benefit from a "good" road, and in fairness to their neighbors all RLA members surely wish to be "neighborly" and in the realization that Larimer County has limited funds to maintain it in a desirable manner Be it moved 75% of the annual assessment budgeted to "road maintenance" and its associated costs for lots abutting Dunraven Glade Road and those on Gladeview and Solitude Court, and

*Continued on page 7*

## Motions Submitted by RLA Member Duke Sumonia

*Continued from page 6*

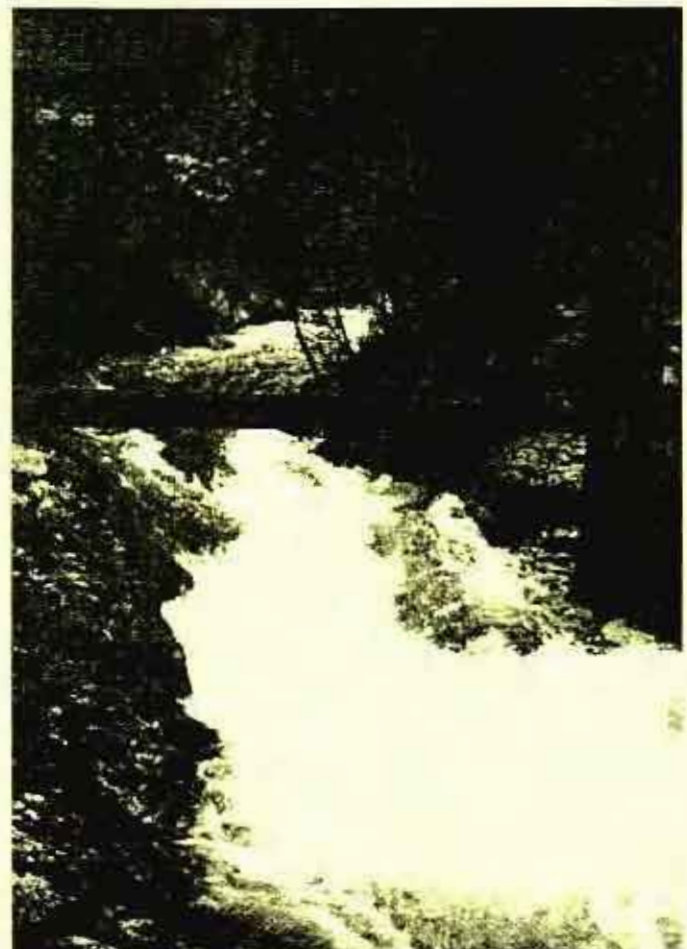
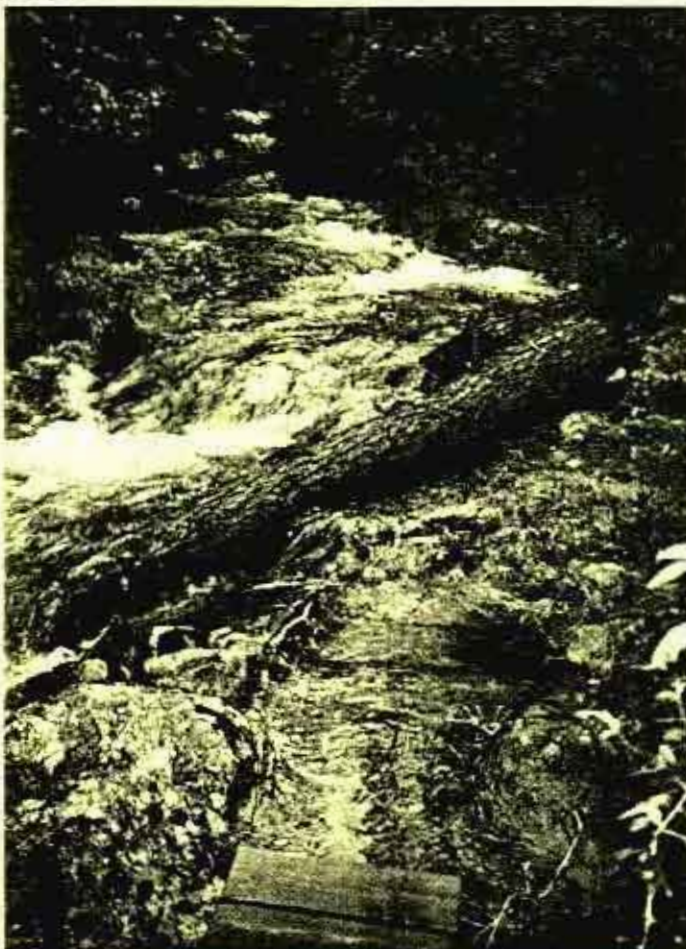
25% for all other RLA members be set aside and accumulated for exclusive improvement to Dunraven Glade Road either within a cooperative agreement with Larimer County or any other road improvement agreement or arrangement. Calculation of amount of annual assessment to meet such percentage will be based on funds budgeted for maintenance, snow removal, salaries or personnel payments, contracted services, road materials, insurance, taxes, equipment purchases and repairs, depreciation, and other associated costs. Board will establish a relationship with Larimer county to accomplish these ends and report to the members any progress to these ends.

*Board Rebuttal:* This motion impacts the ability of the Board of Directors to enter into agreements [Article VII.1 (c)], and again affects road maintenance [Article VII.2 (f)]. The presumption that the RLA has more funds available than Larimer County to maintain the two miles of Dunraven Glade Road within the Retreat boundaries is questionable. If this motion is approved, the annual assessment would have to be increased an estimated \$42 per member per year to offset the diversion of road funds.

6) Whereas all members of the RLA have a right to know how an [sic] why their monies may be spent on acquiring, or attempting to, all or any part of the former Forest Service land within the Retreat, now owned by a private party, and therefore if any motion is made to do so, and approved at the 1999 Annual Meeting to pursue such. Be it moved The RLA board shall submit a comprehensive plan to the membership no later than September 30th, 1999 detailing how much land is sought, at what cost, total costs including attorney and financing costs, and any other costs involved in proposed acquisition. And, before any monies are spent or committed the membership be so informed and a vote to continue any effort be taken by direct ballot requiring 51% affirmative vote of total membership for approval to proceed.

*Board Rebuttal:* It would appear that this motion is dependent upon the membership approving the Board's motion regarding Open Space. It affects the powers of the Board to enter into contracts or agreements [Article VII.1 (c) and (d)]. It also appears that it would mandate the calling of another membership meeting to take a direct ballot before proceeding.

### Miller Fork Scenes



*The Miller Fork Creek was a raging torrent when these photos were taken on June 16, after a series of heavy rains in May and early June. The trail was flooded in several places, and hiking was an exciting (and damp) experience.*

**Board of Directors, 1998-99**  
*[Terms expire at Annual Meeting in bracketed year]*

**Marcille Trahan, President** ['91]  
1817 42nd Ave., Greeley, CO 80624  
(970) 330-6396

**Dale Alps** ['00]  
5800 14SW  
Loveland, CO 80537  
(970) 667-6752

**Marcella Bicknell** ['90]  
1473 Streamside Dr., P. O. Box 143  
Glen Haven, CO 80532  
(970) 586-1034

**Stephen Little** ['00]  
22 Saddle Court, P. O. Box 37  
Glen Haven, CO 80532  
(970) 586-9051

**John Barlow** ['00]  
24 Black Creek Dr., P. O. Box 96  
Glen Haven, CO 80532  
(970) 586-2582

**Marvin Gee** ['99]  
722 Miller Fork Rd., P. O. Box 159  
Glen Haven, CO 80532  
(970) 586-5485

**Gene Pfeif** ['01]  
35941 Siasconset Rd.  
Windsor, CO 80550-4718  
(970) 686-7735

**Officers, Committee Chairs, Other RLA Leaders**

**William Widmaier, Treas.**  
2010 46th Ave., F1  
Greeley, CO 80634  
(970) 330-3281

**Graham Fowler, ECC**  
8764 Skyland Dr.  
Niwot, CO 80503-7152  
(303) 652-8365

CO-RECORDING SECRETARIES  
**Florentine Belz & Alfred Cunningham**

**Ken Cooper, Ass't. Treas.**  
8070 W. Woodard Dr.  
Lakewood, CO 80227  
(303) 986-5070

**Victoria McCoy, Newsletter Editor**  
P. O. Box 29  
Glen Haven, CO 80532  
(970) 577-0015

WELCOME COMMITTEE  
**Frances Cunningham, Nancy McDevitt**

**Dennis Bicknell, ACC**  
P. O. Box 172  
Glen Haven, CO 80532  
(970) 586-1034

**Janice Tate, Corresponding Sect'y**  
P. O. Box 41  
Glen Haven, CO 80532  
(970) 586-9289

GHAVFD  
**Richard Boggs, Board President; Robert Clarke, John Manchester, RLA Liaisons**

ROAD COMMITTEE  
Co-Chairs: **John Barlow & Stephen Little**  
*Contact Mr. Barlow or Mr. Little if you have questions or suggestions about road maintenance or snowplowing.*

## A Personal Experience

By Victoria McCoy

We often talk in the abstract about the value of having fire and emergency medical care readily available through the Glen Haven Area Volunteer Fire Department, but there's nothing like a personal experience to bring the abstract to life.

At the end of April, I became ill suddenly and inexplicably; within a few hours I was completely dehydrated and so weak I couldn't even walk down the stairs with my husband's assistance to get in the car.

Guy called 911 and soon they were there: The Retreat's own Al Matlock, Fire Chief Tom Housewright, EMT Steve Childs and several other kind faces — among them, Joe Ball, Derry Dunn, Chris Edwards, Kelly Keane, and Mark Matlock. They administered oxygen, started an IV, took my blood pressure, and recorded data.

When the ambulance crew arrived, the GHAVFD carried me down the stairs in a cold rain and helped me into the ambulance.

I am deeply grateful for the compassionate and speedy care I received from the men and women of the GHAVFD. Guy and I will never begrudge the small donation we make along with our RLA assessment each year.

## FOR SALE at the Annual Meeting

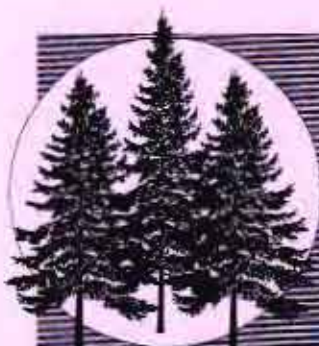
RLA member Frances Cunningham will have a supply of **Glen Haven Community Cookbooks** for sale at the Annual Meeting. The spiral-bound cookbooks contain 371 recipes donated by area residents, dietary information, substitution charts, and advertisements for local businesses; the cover was designed by RLA member Nancy McDevitt. All proceeds go the Glen Haven Area Volunteer Fire Department, for the purchase of such equipment as defibrillators. The cookbooks are \$8 each; they can be shipped for an additional \$2.50 each. Those who cannot attend the Annual Meeting can purchase copies at businesses in Glen Haven; or, call Frances Cunningham (970-586-7627) or Carroll Martin (970-586-5470) to order copies.



ACC Chairman Dennis Bicknell will have a supply of rolled 36" x 48" up-to-date **blueprint maps of The Retreat**, including owners' names, for sale at the Annual Meeting. The maps are \$5 each; folded maps can be shipped for \$5.75 each.

Those unable to attend the Annual Meeting can order by sending checks to  
Dennis Bicknell, P. O. Box 143, Glen Haven, CO 80532.





# The Retreat Newsletter

1971 ★ 28th Year ★ 1999



November/December 1999 ★ P. O. Box 160, Glen Haven, CO 80532 ★ November/December 1999

### Upcoming Events

**Board Meeting: Jan. 22, 2000,**  
at the Little residence,  
22 Saddle Court

CS

**WINTER POT LUCK**  
February 12, 2000,  
Community Church of the  
Rockies, Estes Park  
6 pm

CS

**Board Meeting: March 25, 2000,**  
at the Barlow residence,  
24 Black Creek Drive

CS

**Board Meeting: May 20, 2000,**  
at the Pfeif residence,  
1488 Dunraven Glade Road

CS

**July 29, 2000:**  
**Board Meeting and**  
**ANNUAL MEETING**

CS

**Board Meetings start at 9:30 a.m.**

## November Meeting Report

New Board member Joanne Gilbaugh hosted the November Board meeting.

### Board & Committee Reports

Treasurer William Widmaier reported that, for the period of January 1 to November 15, 1999, receipts exceeded disbursements by \$2,257.19. Landowner assessments collected during that period totaled \$41,813.55; total 1999 budgeted assessments are \$41,145. Cash balances as of November 15 were \$3,771.01 in the RLA checking account and \$81,641.02 in the savings account, for a total of \$85,412.03. Included in cash disbursements are \$1,600 for road fill and \$460 for Bulwark Ridge road maintenance. These amounts have been reimbursed to unrestricted funds by the contingency fund and the Bulwark Ridge fund, respectively.

Assistant Treasurer Ken Cooper reported that four properties — Olson, Lucas, Sells and Chiodo — had changed ownership since the September Board meeting; see the box on page 3 for details.

For assessment purposes, there are now 214 RLA members, plus six new Bulwark Ridge members (listed in the August-October 1999 newsletter). There are liens on two Retreat properties.

**Architectural Control Committee Chairman Dennis Bicknell** reported the following activities: Resurrection Fellowship (Filing 1, Lot 9) submitted a driveway and cabin application, both of which were approved; a potential shortfall of available water was noted. Ed and Diane Phillips (393 Streamside Dr.) received approval for a storage shed. Pam and Gordon Nuttall (2387 Miller Fork Rd.) received approval for a driveway. Al Gooch (1438 Streamside Dr.) advised the ACC that the Larimer County Building Department requires the removal of additional trees from the site of his new garage, due to potential fire hazard and wind damage.

**Road Committee Co-Chair Stephen Little** reported that, weather permitting, the committee planned to use the backhoe to clear out culverts in the near future.

**Co-Chair John Barlow** erected six "Slow for Curves" signs around The Retreat and a convex mirror where Streamside Drive enters County Road 43. Branch-

*Continued on page 2*

## Winter Pot Luck

All RLA members are heartily invited to attend the Winter Pot Luck. See information at left.

Please bring one dish to share that will serve 12 people (salad, entrée or dessert) and table service. Drinks will be provided by the RLA Board. Set-up will start about 5 pm, with dinner beginning at 6 pm.

Contact either Pot Luck committee chair — Marvin Gee or Irene Little — with questions and suggestions.

RSVPs are appreciated.

Please write to Winter Pot Luck, RLA, P.O. Box 160, Glen Haven, CO 80532. Or, call Mr. Gee: 970-586-5485.

**2000 Budget  
on page  
3**

You are cordially invited to the  
Retreat Landowners Association

## Winter Pot Luck

at 6 p.m. on  
Saturday, February 12, 2000  
at the Community Church of the Rockies  
1700 Brodie Avenue  
Estes Park, Colorado

## November Board Meeting Report

Continued from page 1

es and shrubs which were obscuring the line of sight were removed. Mr. Barlow has a few more "Slow" signs; RLA members who wish to suggest curves where they should be installed should contact Mr.

Continued in next column, below

### RETREAT SERVICES

#### John Barlow

Fine Home Design & Construction  
(970) 586-2582

#### Ernie Conrad Real Estate

Glen Haven/Retreat Properties  
(970) 586-5929

#### Frances Cunningham

Handmade Wreaths/Decorations  
(970) 586-7627

#### Paul & Carol Dingel

Northfork Crafts/Fine Woodwork  
(970) 586-6968

#### Barry & Louise Hughes

Wildlife Rehabilitators  
(970) 586-3833

#### Todd Lien

A-Lien's Roofing • Guaranteed  
(970) 667-0331

#### Mahan Mtn. View Water Svcs.

Water Hauling for Cisterns  
(970) 663-1341

#### Will Monks Construction

Masonry • Carpentry  
(970) 586-4561

#### Ron & Janice Tate

Buy & Sell Antiques & Collectibles  
(970) 586-9289

Three-line listings are free to RLA members, \$10/year to non-members. Deadline is last day of January, March, May, July, September, November. Send name, short description of service, and phone number to Retreat Services, P. O. Box 29, Glen Haven, CO 80532.



RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160  
Glen Haven, Colorado 80532

November 20, 1999

Dear Retreat Landowner,

After careful consideration of the budget, the Retreat Board of Directors has set the 2000 landowner annual assessment at \$150 in line with the maximum allowed by the bylaws. At the 1998 annual meeting, a motion was passed that stated, "In addition to the assessment, each member will pay \$50 per year as a contribution to the Glen Haven Area Volunteer Fire Department for a period of three years." We are currently in the second year of this three-year contribution period. While budget forecasting is not an exact science, we try to determine as closely as possible the anticipated expenditures in each category. As you look at the published budget for 2000 (on page 3), you will note that there is a \$980 difference between anticipated receipts and disbursements. This deficit will be covered by expected carry-overs from the 1999 budget for snow removal and road maintenance.

It was determined last year that member contributions to the GHAVFD can be tax deductible. According to IRS regulation and legal counsel, the following options address the tax deductibility issue. However, please check with your financial advisor as to what is most appropriate for you.

Option 1: Full payment of \$200 is made directly to the RLA which includes the \$50 contribution. The \$50 contribution cannot legally be claimed as a charitable deduction, since it is paid with the annual assessment.

Option 2: Full payment is made in the form of two checks. One for the amount of \$150 is made out to the RLA for the assessment. The second check for the \$50 contribution is made out to the GHAVFD. Your canceled check then becomes your documentation for a charitable tax deduction. However, **both checks must be sent together to the RLA** in order to simplify bookkeeping and tracking. Please do not send the contribution directly to the GHAVFD.

Regardless of the option you choose, the RLA will forward the contributions to the GHAVFD. Please be reminded that this contribution is not optional. It was voted and approved by the membership for a three-year period at the 1998 annual meeting. For those who have a cabin, the need for fire protection is obvious. For those who don't yet have cabins, the value of your land is primarily in the trees and grasses that make ownership of land in The Retreat so attractive. A fire would not only destroy that attractiveness, but would also decrease the value of your land for many years to come.

The Assistant Treasurer will be mailing an assessment invoice to each member in a few weeks. Please keep this notice for future reference. Your timely payment will be greatly appreciated. Thank you.

Sincerely,

*RLA Board of Directors*

## November Board Meeting Report

Continued from above left

Barlow: 970-586-2582.

The **Carpenter Committee** — Board member **John Barlow** and ACC Chairman **Dennis Bicknell** — met with Larry and Violet Carpenter, owners of the 37.45-acre parcel within The Retreat, and initiated a dialogue, which is continuing.

### Old Business

**Section 14 of the Protective Covenants** reads "Private Automobiles: No inoperative private automobiles, machines or rubbish shall be placed and remain on any lot for more than 30 days unless stored or parked in a car port." A survey of The Retreat reveals there are more than 20 vehicles which may be

affected by this covenant. The RLA Board of Directors will address this matter in its January 22, 2000, business meeting. Those having comments on this subject are asked to pass them along before the meeting.

It was determined that, since **realtors' signs** advertising property for sale are not legal on county roads, they should not be allowed on Retreat roads, either; at the same time, no one wanted to deny all signs. Mr. Little suggested preparing a letter requesting that signs be removed and sending a copy of this letter to realtors only when they post particularly "obnoxious" signs on our roads.

Continued on page 3

## November Board Meeting Report

*Continued from page 2*

Marvin Gee reported he had contacted US West about the telephone wire it abandoned in The Retreat several years ago. The area engineer told Mr. Gee that "plans are in place," but that removal probably wouldn't be accomplished till sometime next year.

**Winter Pot Luck:** See invitation and article on page 1.

### ***New Business***

The 2000 budget appears at right; the 2000 assessment is explained in the letter on page 2.

All incumbent officers and committee heads were reappointed.

The Board voted to ask RLA attorney Edward Guiducci to update the By-laws to incorporate changes voted on at the 1999 Annual Meeting.

An Associate Member category was set up to allow Larry and Violet Carpenter to use Retreat roads. See below.

A complaint by two landowners concerning the discharge of firearms in the National Forest above Copper Hill Road on Oct. 10 was discussed. This concern will be relayed by John Barlow to the landowner involved in the disturbance.

### **Directory & Property Changes**

*(Please note changes in your copy of the Landowners Directory)*

**Cathy Chiodo** sold Filing 4, Lot 5, to **Steven Peterson, Billie Jean Pell** and **Carol Coleman**. Mr. Peterson's address is 10442 W. 82nd Ave., Arvada, CO 80005.

**Mary Barclay Howarth's** new address is 6263 NCR #29, Loveland, CO 80538. 970-613-8941

**Jozsef & Treva Jorend** sold Filing 1, Lot 45 to Jack & Marilyn Bedford, P. O. Box 105, Glen Haven, CO 80532.

**Rebecca Lucas** (Dunraven Glade Ltd.) sold Filing 5, Lot 10, to **Gordon & Pamela Nuttall, Jr.**, 1413 Hummel Lane, Fort Collins, CO 80525. 970-226-2676

**Michael & Deborah Sells** sold Filing 1, Lot 71, to **Kent and Betty Pohman**, 1514 Boulder Way, Sun Prairie, WI 53590

**Mark & Melinda Thomas** moved to 1755 Presidential Heights, #217, Colorado Springs, CO 80906. 719-667-1197

## Retreat Landowners Association, Inc. 2000 Budget

### CASH RECEIPTS

Landowners' assessments: 212 x \$200	\$ 42,400
Transfer fees	800
Interest income	3,000
<b>Total Cash Receipts</b>	<b><u>46,200</u></b>

### CASH DISBURSEMENTS

Accounting	350
Administration:	
Office supplies	750
Postage	500
Secretarial	350
Long-Distance Telephone	400
Travel	100
Miscellaneous	290
Newsletter Postage & Copying	1,000
Membership Directories	250
Social Events & Annual Meeting	600
Donations - Fire Department	10,550
Environmental	1,000
Insurance	3,500
Legal Fees	2,000
Membership	300
Water Assessment - Annual	240
Snow Removal	5,000
Road Maintenance:	
Payroll, Payroll Taxes & Insurance	2,000
Road Administration & Certification Training	500
Road Base & Supplies	10,500
Regrade Roads & Ditches	3,500
Equipment Repairs & Maintenance	2,500
Equipment Fuel	1,000
<b>Total Cash Disbursements</b>	<b><u>\$ 47,180</u></b>

**Deficit of Cash Receipts over Cash Disbursements \$ < 980 >**

*If you have questions about the RLA budget, please call any Board member.*

## Special Meeting Report

A special Board meeting was called on December 4, 1999, to resolve a budget discrepancy brought to the Board's attention by RLA member Duke Sumonia.

Since a 2000 assessment cap was not voted at the July 1999 Annual Meeting, the assessment reverted to the \$150 maximum designated in the bylaws. The Board discussed various ways to compensate for the resultant \$3180 shortfall and decided to remove the \$2200 owed to the Maitlands for The Retreat's half of 22 years' worth of water shares, because a bill has not been presented. That left a deficit of \$980, which the Board expects to be covered by Bulwark Ridge assessments, transfer fees, or the contingency fund.

The amended budget, which appears

above, was passed unanimously.

At the same meeting, the Board addressed the issue of Retreat road use by Larry and Violet Carpenter, owners of the former U. S. Forest Service parcel within The Retreat.

It was pointed out by the attorney of RLA member Guy McCoy that the bylaws do not allow the establishment of an Associate Member category, as was done at the November 20 Board meeting, without a two-thirds vote of the membership.

Therefore, the November 20 Associate Membership motion was rescinded, and John Barlow moved that road use be granted in exchange for a partial assessment to be paid by the Carpenters. This motion passed unanimously.

**Board of Directors, 1999-2000**  
[Terms expire at Annual Meeting in bracketed year]

**Marcille Trahan, President ['01]**  
1817 42nd Ave., Greeley, CO 80634  
(970) 330-6396

**Dale Alps ['00]**  
5800 14 SW  
Loveland, CO 80537  
(970) 667-6752

**John Barlow ['00]**  
24 Black Creek Dr., P. O. Box 96  
Glen Haven, CO 80532  
(970) 586-2582

**Marvin Gee ['02]**  
722 Miller Fork Rd., P. O. Box 159  
Glen Haven, CO 80532  
(970) 586-5485

**Joanne Gilbaugh ['02]**  
20085 WCR 74  
Eaton, CO 80615  
(970) 454-2337

**Stephen Little ['00]**  
22 Saddle Court, P. O. Box 37  
Glen Haven, CO 80532  
(970) 586-9051

**Gene Pfeif ['01]**  
33941 Siasconset Rd.  
Windsor, CO 80550-4718  
(970) 686-7735

**Officers, Committee Chairs, Other RLA Leaders**

**William Widmaier, Treas.**  
2010 46th Ave., F1  
Greeley, CO 80634  
(970) 330-3281

**Ken Cooper, Ass't. Treas.**  
8070 W. Woodard Dr.  
Lakewood, CO 80227  
(303) 986-5070

**Dennis Bicknell, ACC**  
P. O. Box 172  
Glen Haven, CO 80532  
(970) 586-1034

**Graham Fowler, ECC**  
8764 Skyland Dr.  
Niwot, CO 80503-7152  
(303) 652-8365

**Victoria McCoy, Newsletter Editor**  
P. O. Box 29  
Glen Haven, CO 80532  
(970) 577-0015

**Janice Tate, Corresponding Sect'y**  
P. O. Box 41  
Glen Haven, CO 80532  
(970) 586-9289

**CO-RECORDING SECRETARIES**  
Florentine Belz & Alfred Cunningham

**WELCOME COMMITTEE**  
Frances Cunningham, Nancy McDevitt

**GHAVFD**  
Richard Boggs, Board President; Robert Clarke, John Manchester, RLA Liaisons

**ROAD COMMITTEE**  
Co-Chairs: John Barlow & Stephen Little  
Contact Mr. Barlow or Mr. Little if you have questions or suggestions about road maintenance or snowplowing.

**THE RETREAT Landowners Association**  
P. O. Box 160  
Glen Haven, CO 80532-0160



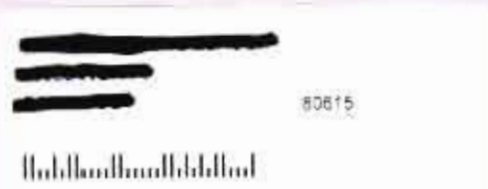
**First  
Class  
Mall**



Season's Greetings



From the Board



Address Correction Requested

80615+9213

