



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.

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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.

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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 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