



Retreat Landowners' Assoc.

Loveland, Colorado
Jan. 31, 1974

Dear Retreat Landowners,

It is now time for the Retreat Landowners' Association to assess its members again. It was very gratifying to see the members respond to paying their dues in the past.

You will be happy to learn that the RLA underspent its 1973 budget. Consequently, if your first proration date occurred during or before 1973 you will enjoy a credit towards your 1974 assessment.

The main reasons for the low expenditures in 1973 was the low cost of road maintenance due to the following:

1. The RLA successfully negotiated with Escabe Properties, the developer, to reduce its road maintenance billing to the RLA from approximately \$4,000 to \$3,400.
2. The developer agreed to assume the responsibility of maintaining the roads in Filings 4 and 5 during 1973.
3. The RLA received the responsibility of maintaining the roads in Filings 1, 2, and 3 at a time when these roads were in excellent condition. Consequently, no major maintenance was required to sustain their excellent condition.

The 1974 assessment is consistent with the previous two years' assessments. This reflects the evenness of the membership's financial obligations with its growth.

Sincerely yours,

Lloyd O. Angell, Pres.
Retreat Landowners' Assn.



Retreat Landowner's Assoc.

1974 Budget

ESTIMATED EXPENSES

Postage, Clerical, Xeroxing, Telephone	400
Meetings, Picnic	150
Travel Reimbursement @ \$.10/mile	700
Road Maintenance, Clearing (Filings 1-5)	9,000
Maintenance: Tennis Courts, Stables	<u>1,000</u>
Total Estimated Expenses	\$11,250

Equivalent Full-Year Owners Thru 1973:	122	
Add'l. Equivalent Full-Year Owners Thru 1974:	<u>30</u>	(Est.)
Total Equivalent Full-Year Owners Thru 1974	152	

Total 1974 Assessment Per Full-Year Owner:

$$\frac{11,250}{152} = \$74.01$$

Name: Mr. and Mrs. Tom Fulton

Your 1974 Assessment is Prorated From <u>July 1, 1972</u>	
and is computed to be <u>\$74.01</u>	= <u>\$ 74.01</u>
	+
Your past due assessments total	\$ <u> </u>
	= <u>\$ 57.53</u>
Your <u>credit</u> from 1973 is computed to be <u> </u>	
Net Assessment Due From You	<u><u>\$ 16.48</u></u>

Please remit \$16.48 by April 1, 1974.

Thank you.

Lloyd Jones,
Treasurer
Retreat Landowners Association

RETREAT LANDOWNERS' ASSOCIATION

Prepared by Lloyd O. Angell
Pres. Retreat Landowners' Assn.
February 5, 1974

Dear Retreat Landowners:

The Second Annual General Meeting of the Retreat Landowners' Association will be held in Loveland, Colorado, March 13, at 7:30 P.M. The place is the Loveland Savings & Loan Association at 7th and Cleveland Avenue, in the Columbine Room. This meeting is in accordance with our Articles of Incorporation and By-Laws, Article VIII, Section 1.

All landowners are requested to bring to the meeting the information contained in this mailing, a copy of the Articles of Incorporation and By-Laws, Property Reports pertaining to your Retreat Filing, and questions and suggestions you may have about the Retreat.

AGENDA ITEMS:

- a) To elect a one-year board member to serve on the RLA Board of directors.
- b) To elect a two-year board member to serve on the RLA Board of directors.
- c) To elect a corresponding secretary to serve as secretary for the Board of directors and to send out communications and announcements to RLA members.
- d) To form ad hoc committees as deemed necessary.
- e) To discuss dues and assessments.
- f) To discuss an establishment of a level of Road Maintenance and snow removal.
- g) To discuss the building and placement of tennis courts and stables by Escape Properties, Ltd., as stated in Property report of filing one.
- h) To discuss safety and protection for RLA members and property.
- i) Establish a committee to add amendments and additions to the Articles of Incorporation and By-Laws.
- j) To transact any other business that may properly come before the meeting.

NOMINATIONS

It has been requested from your Board of Directors that in lieu of a nominating committee (By-Laws, article IX, section 1) that RLA members wishing to become a candidate for either board of directors, corresponding secretary, or become a member of a committee, should specify your wishes in the questionnaire enclosed.

RESERVATIONS

Be sure to return your reservation to attend the meeting not later than March 9th to Barbara Betts, Sec., 51 - 17th Avenue, Longmont, Colo 80501. Refreshments are being planned and we need to know how many will be present.

PROXY

Proxy authorization cards are enclosed and must be returned to Barbara Betts, Sec. before March 13, 1974 in order for that vote to be properly registered for the meeting; proxies that have not been assigned to another RLA member who will be attending the meeting in your behalf must be returned to Barbara Betts, 51 - 17th Ave. Longmont, Colo. 80501.

All Proxy holders must register the proxies with Barbara Betts, Sec.

prior to the general meeting on March 13.

The Proxy vote system was adopted by the Board of Directors on January 11, 1973 for the convenience of out-of-state landowners and for those who are unable to attend the annual meeting of the association.

ATTENDANCE URGED

You are urged to attend this important 2nd annual meeting of the Retreat Landowners' Association. Your vote, suggestions, and services are very important.

QUESTIONNAIRE

- I wish to seek the office of: (underline your choice)
 One-year board member
 Two-year board member
 Corresponding secretary
 Committee member (specify: road maintenance, rules and regulations, facilities and acquisitions, safety and fire protection)
 NOTE: It should be noted that desirable qualifications for corresponding secretary for the RLA are to take shorthand and be able to record accurately motions, discussions, and conversations during the process of a board meeting and general meeting.

- I would like to make the following suggestions to: our board, road committee, president, treasurer, other: (underline and state)

Signature

- I will, will not (circle) be at the general meeting of the Retreat Landowners' Association held on March 13, in Loveland Colo.

Tear

PROXY

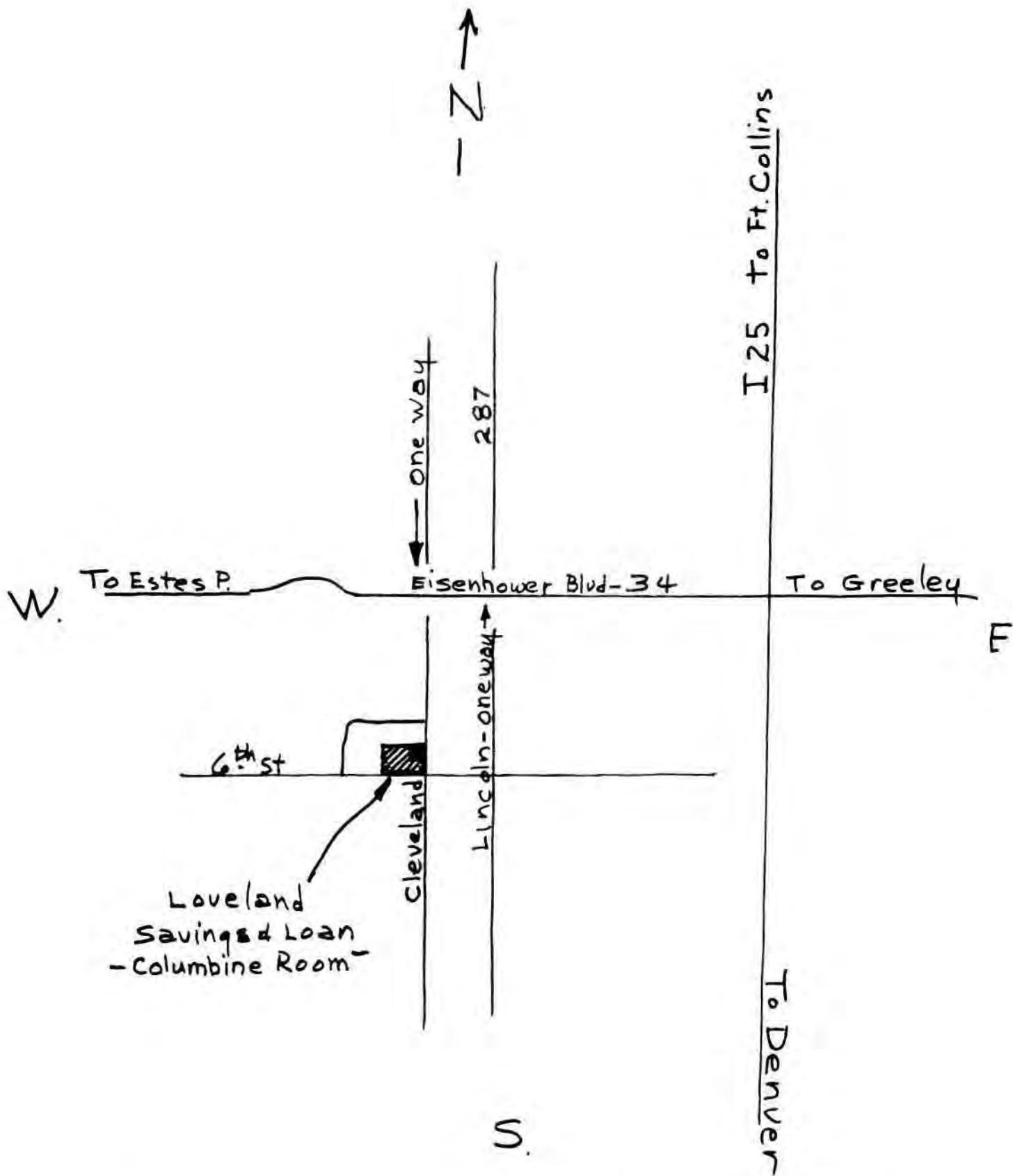
Date _____ 19 _____

I HEREBY AUTHORIZE and EMPOWER (circle one) Lloyd Angell, Pres., Bill Rosenberg, Vice Pres., Lloyd Jones, Treas., other RLA member _____ to act as my proxy at the annual meeting of the Retreat Landowners' Association to be held in the Columbine Room of the Loveland Savings & Loan Association, Loveland, Colorado at 7:30 P.M. on Wednesday, March 13, 1974, or at any adjournment of such meeting, for the purpose of voting on the issues and resolutions of said general meeting.

Signature

<p>NOTE: One signature ONLY constitutes proxy authorization of member ownership in <u>Joint Tenancy</u>. All signatures of <u>member ownerships in tenants in Common</u> must be submitted on this card to constitute proxy authorization.</p>
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This proxy authorization blank must be returned to Barbara Betts, Sec., 51 - 17th Ave. Longmont, Colorado 80501 before March 13 in order for that vote to be properly registered for that meeting.



Map to meeting Place - March 13



escape
properties
ltd.

June 14, 1974

Dear Retreat Landowner,

Escape Properties, Ltd., is proud to announce the approval of the Water Augmentation Plan for The Retreat, Filings 3, 4 and 5, and all future filings. The Water Court of the State of Colorado approved the Plan on May 23, 1974.

The Court's approval of the Augmentation Plan means that landowners in Filings 3, 4 and 5 and all future filings may now apply for well permits. (Landowners in Filings 1 and 2 were not affected since they purchased their property prior to the adoption of the regulation requiring Water Augmentation Plans.) Retreat landowners who now wish to apply for a well permit are invited to contact their sales counselors for assistance in obtaining and completing the necessary forms.

We appreciate your patience and good faith while we proceeded through the complexities of this matter during the past year. As you may know, the State adopted a regulation early last year which prohibited owners of land in new mountain property filings from obtaining well permits unless satisfactory arrangements were made to replace the amount of water expected to be consumed by the landowners.

According to the Water Augmentation Plan requirements, the water consumed by landowners must be replaced by other water sources within the same water district. The amount of water expected to be consumed by landowners is calculated by estimating the average number of gallons needed for each individual well and sewage disposal system.

Escape Properties, Ltd., purchased ample water rights in 1973 so that landowners in Filings 3, 4 and 5 (and all future filings) would be able to obtain well permits, build on their properties and enjoy the benefits of The Retreat. The amount of water associated with these rights has been judged sufficient to "replace" the amount of water anticipated to be consumed by landowners in Filings 3, 4 and 5 and all subsequent filings. Further, the amount of the water rights is sufficient to replace the water used by all the landowners in these filings, even if they were living year-round at The Retreat.

(303) 447-2180

**3333 Iris
Boulder, Colorado 80301**

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The Retreat is one of the first mountain developments to receive approval for a Water Augmentation program. All new mountain projects similar to The Retreat are required to provide a Water Augmentation program. The limited availability of water rights in Colorado will result in a much slower development of property parcels and a steady increase in the value of currently developed mountain property. Owners of mountain property in select locations such as The Retreat will, we feel, enjoy an added measure of property value appreciation.

Sincerely,

A handwritten signature in cursive script that reads "Lynn T. Wells".

Lynn T. Wells
President
Escape Properties, Ltd.

TLW:sn



escape
properties
Ltd.

August 6, 1974

Dear Landowner:

Today's tight money situation and high interest rates can work to your financial advantage.

Businesses such as ours depend on borrowing money in order to continue operations and finance expansion. But the cost of borrowing is higher than it's ever been before.

Rather than pay lending institutions these high interest rates, Escape Properties, Ltd., prefers to provide a discount to you, a Retreat landowner. Your discount is your incentive to pay your outstanding principal balance in full.

Escape Properties, Ltd., hereby agrees to allow you a 10% discount on your outstanding principal balance if this balance is paid in full on or before September 15, 1974. All you have to do is

- (1) Pay 90% of your entire principal balance plus your regularly scheduled interest payment to the account of Escape Properties, Ltd., at the United Bank of Denver on your next payment date, and
- (2) Notify me that you have done so.

Upon receipt of your payment, Escape Properties, Ltd., will consider your payments completed and provide you with a Warranty Deed and Title Policy as stated in your contract. You'll save not only 10% of your principal balance but all future interest payments as well and have clear title to your property. If you do not have the cash on hand to take advantage of this savings, you may still save by making other borrowing arrangements with your credit union or bank.

Sincerely,

Lynn T. Wells
President
Escape Properties, Ltd.

(303) 447-2180

**3333 Iris
Boulder, Colorado 80301**



escape
properties
ltd.

September 13, 1974

Dear Landowner:

We've had enthusiastic response to our recent discount offer from Retreat landowners. In fact, several landowners asked if we would offer the same discount for smaller principal prepayments so that more people could take advantage of the offer. And we feel that's a super suggestion!

Our new offer, then, is simply this: We agree to reduce your principal balance by \$10 for every \$9 of principal prepayment you make. The minimum amounts are \$500 credit for a \$450 principal prepayment. The table below shows some sample amounts.

<u>If You Make A</u> <u>Principal Prepayment of</u>	<u>Escape Properties, Ltd.</u> <u>Will Credit You With A</u> <u>Principal Reduction of</u>
\$450 (minimum) -----	\$500
\$900 -----	\$1000
\$1350 -----	\$1500
\$1800 -----	\$2000
\$2250 -----	\$2500
\$2700 -----	\$3000
:	:
:	:
:	:
90% of Entire Balance	Entire Balance

Our reason for offering you the discount is simple: the cost of borrowing development capital from business lenders is extremely high these days. We'd prefer to offer the discount to you rather than pay a lender the current high interest rates.

You'll benefit by saving not only principal but future interest charges on your credited principal reduction as well. By comparison, it takes close to two years for \$900 to grow to \$1000 in a 5% savings account. Our offer makes your \$900 worth \$1000 instantly!

(303) 447-2180

**3333 Iris
Boulder, Colorado 80301**

THIS OFFER IS GOOD ONLY UNTIL OCTOBER 15, 1974

To take advantage of this offer simply notify me by mail that you are making a prepayment, and let me know your amount. I'll notify the United Bank of Denver in writing to credit you, upon receipt of your prepayment, with the extra principal reduction and I'll send you a copy of this notification.

NOTE: Your prepayment must be in addition to your regularly scheduled payment, but may be made anytime before or on October 15, 1974.

Sincerely,



Lynn T. Wells
President
Escape Properties, Ltd.

LTW:mes