

REIREAL LANDOWNERS ASSOCIATION
Minutes from the Board of Directors Meeting

January 5, 1975, Retreat Sales Office

The Board of Directors' meeting opened at 1:30. There were three guests present; Mr. Lynn Wells, Mr. Wilfred Howarth, and Mr. Jerry Spencer. Mr. John Spidell was unable to attend the meeting.

Mr. Angell started the meeting by announcing that since Mr. Ken Pitman had resigned from the Board, he had appointed Mr. Howarth to take his place. Mr. Jones and Mr. Wells pointed out to him that the By-Laws state a new Board member has to be elected by the Board. Mr. Angell said he had not checked the By-Laws and was unaware of this. He apologized to Mr. Howarth for this embarrassing situation.

Mr. Jones introduced Mr. Spencer and said he had talked to him last summer. Mr. Spencer had expressed an interest in serving on the Board. He is a full time resident at the Retreat, and being a full time resident did have merit.

Since Mr. Rosenberg had not yet arrived at the meeting, there was no quorum to elect a new member. Mr. Angell took this time to discuss some questions Mr. Spidell had asked him to relay to Mr. Wells regarding landowners that he needed more information on. Mr. Wells asked if there was anything more that Escape could provide the RLA with on sales. Mr. Angell felt it was important to know that resales are checked to make sure there are no back dues. Mr. Wells said all contracts were closed by him, and these things were taken care of at the time of resale.

At this time Mr. Angell pointed out to the Board members present that it was getting increasingly difficult to run the RLA and keep Board members. He asked the Board members to give some thought to eventually hiring a Business Manager. Mr. Wells pointed out that it is difficult for a Board of Directors to run an organization. One reason the RLA president has such a responsibility is that most functions of any organization should be run by committees, but the RLA has no active committees. You just have to accept resignations as part of the game.

Upon the arrival of Mr. Rosenberg, the situation regarding a new Board member was explained to him. Mr. Spencer was introduced and told Mr. Rosenberg of interest in serving on the Board. Mr. Angell opened nominations for a new Board member to replace Mr. Pitman. Mr. Rosenberg nominated Mr. Spencer. No further nominations. Mr. Spencer was voted in 2 yes 1 no. Mr. Spencer will fill out the term of Mr. Pitman until the next general meeting at which time he will have to seek reelection. To simplify the preceeding, Mr. Howarth withdrew his name.

Discussion on how to clarify when the terms of each Board member are to expire. Mr. Rosenberg made a motion that to Clarify the record Mr. Spidell and Mr. Jones terms expire the first quarter of 1975. Mr. Angell and Mr. Rosenbergs terms expire the first quarter of 1976. The Ken Pitman term filled by Mr. Spencer shall expire first quarter 1977. Mr. Jones seconded the motion. Motion carried.

SECRETARY'S REPORT

There was one correction on the minutes of the last meeting. The date on the heading of the minutes should read Sept. 4, instead of Aug. 29. No further additions or corrections. Mr. Rosenberg moved the minutes be accepted. Mr. Jones seconded. Motion carried.

TREASURER'S REPORT

Mr. Jones asked if there was a balance left at United Bank in Ft. Collins. He has been receiving statements and forwarding them to Mr. Spidell. Mr. Angell said that Mr. Spidell had waited to move the account until all the checks had cleared.

Mr. Angell went on to the question of delinquent landowners, saying he was appalled by the number who still haven't paid their assessment. Mr. Spencer asked what procedure we had for collecting delinquent dues. Mr. Angell informed him that all we could do was file liens against the property. Mr. Rosenberg moved the treasurer's report be accepted. Mr. Jones seconded. Motion carried.

REPORT ON TENNIS COURTS AND STABLES BY MR. WELLS

Mr. Wells: Let me review the TC&S for everybody. The property report for filing 1 promised a completion date of July, Aug, or Sept., I'm not sure which, 1973. The property report for filing 2 has no mention of TC&S. After

thoughts and left it out. In filings 3,4,5 it reappears, because in the interim at the RLA general meeting many people voted to have them. Therefore because they were promised under the property report we are legally obligated to provide them, but with a completion date of 1975. Since there are contradictions, we are technically in violation of the filing 1 property report. We are not in violation in filing 2 because there was no promise in the report, and we are not in violation for 3,4,5 because there is a completion date of Sept. 1975.

Now what has happened and where are we as far as these things are concerned. One year ago in Oct., we met with Architects, they looked over the entire property and came up with 3 or 4 sites. They did a study and we mutually agreed on a site next to the Forest Service parking lot up Dunraven Glade, immediately east. This is a nice piece of ground nicely suited for stables. The tennis Courts to be across the street north. The Architects got the go ahead to work up a layout of the TC&S. These got to me in Jan. or Feb. 1974, and our intentions were to start construction next summer. These sketches were presented at the last general meeting. Since that time lack of money has stopped everything.

Let me give you an idea how we have to do business. The land developer carries the balance of almost all contracts with 20% down. That means on a \$10,000 lot with \$2,000 down, there is a \$8,000 mortgage. The \$2,000 goes to commissions and business expense. In order to replace that 2 or 3 acres that was sold for \$10,000, I have to generate money off the contracts. Up till one year ago this was easy. Now the line of credit is cut off, there is no cash. This means that right now, for the next six months or however long the money market situation remains, I can't start to build until I can generate cash from the contracts.

Mr. Angell: Was there no escrow fund set aside for this?

Mr. Wells continuing: No, this was made clear in the property report. From the landowners and RLA'S point of view I suggest you are going to have to talk about securing your position with other than cash. This means I'm very willing to pledge or assign to the RLA contracts adequate to cover the construction of TC&S. This means that if I walk away tomorrow at least from the RLA point of view, you are protected to the fact you have the assets adequate to build these when the money market breaks. You'll be in the same position I'm in, you won't be able to start construction, but the money is there sitting aside for you. I have assets and I'm willing to assign those assets to the RLA to make sure you are adequately protected as far as my promise to you. I have no intentions of not building the TC&S, but I can tell you the probability is extremely low that I will be able to start construction this year. We will be adding no additional inventory to the Retreat until the money market breaks.

As you know I got the zoning changed for the additional 700 acres to F.L. Forestry. One unit for every five acres or P.U.D. one unit for every 4 Acres. There are 26 lots left when they're sold that's it.

Mr. Angell: Is there anything we can do legally.

Mr. Wells: You can turn it over to H.U.D.. All they can say is yes, you're in violation; yes, you owe it to them; yes, the date has gone by now do it. What you'll get out of it I imagine is attach the assets I have.

Mr. Angell: In other words we'll get what you'll give us. What about taking lots that are unsold.

Mr. Wells: You would be better off taking paper. If you take lots you have to sell them and get contracts on them. Paper is worth more. They are already sold and they have an income generating from it.

Mr. Angell: There is still no available cash. If you can't get it then neither can we.

Mr. Spencer: If the RLA takes the paper, they also take the responsibility off your back.

Mr. Wells: No, I don't care how we do it, I'm not asking you to take the responsibility off my back. Lets secure your position so you can quit worrying whether you'll eventually have them. The thing that people are going to start screaming about is that they were promised these things and they haven't got them.

Mr. Rosenberg: One other problem I see is, no one really knows where the TC&S are going except for the plans we saw at the last general meeting. If we do go this route and you cover us with some of your contracts, shouldn't we also be covered with lots XYZ, and this is where they are going to go. So from now on, landowners will know exactly where the tracts of land are located.

Mr. Wells: Obviously, the improvements and the land will be deeded to the RLA along with the contracts.

Mr. Spencer: What I foresee happening is a bunch of papers that say we are now going to collect all the money that is due on that piece of property.

Mr. X decides he's going to sell his piece of property or he defaults on payment. We're stuck with the responsibility of clearing it or reselling it.

Mr. Wells: The papers would be assigned with recourse. That means any time the papers bad, I must replace it. I might point out that with 225 people,

the have never had single accident. If board, this may change.
Mr. Spencer: What is the projected cost of TC&S.
Mr. Wells: We don't have a fixed bid. I estimate the TC about \$11,000 a piece, it may vary \$2,000. The stables excluding land about \$19,000 to \$25,000.
Mr. Angell: How long would it take to build up funds in escrow?
Mr. Wells: It would take a long time. I don't think you can really wait. The way I would write this paper is that the minute I build the TC&S you give the paper back to me. What I'm doing is giving you the promise you will get the TC&S, and I'm strengthening that with the paper. You cannot depend upon the payments coming off that paper unless you can get some permanent financing. I don't want to go back to the landowners and say it's happened again, the developer didn't do what he promised. This is an alternative. It is for you to decide. This is an asset I have that I am willing to give you.

Mr. Jones: On the recourse, if we have 10 lots and one-half didn't pay would you assign five more?

Mr. Wells: Yes.

Mr. Spencer: There doesn't seem to be much alternative. If the projected cost of TC&S is \$50,000 do we get an equal amount of paper. There is still a potential of having to wait 8 years before you can collect enough money to cover that. I think the paper should be in excess of the cost of the project.

Mr. Wells: I would agree with you except you are also receiving interest of $8\frac{1}{2}\%$ on the \$50,000.

Mr. Spencer: We would return any amount in excess of the actual cost of the project.

Mr. Wells: In a year or year and one half, if the money situation eases, I will borrow the money and build the TC&S. My offer is an interim form of financing for credibility that I will do it. I am not anticipating waiting 8 years.

Mr. Spencer: I don't want the landowners to become a corporate structure trying to get approval for everything we do. I think that the security we do get should be quite substantial, to at least assure the money coming in on those contracts would be enough to build.

Mr. Wells: I'll tell you right now I can't agree. You are talking about \$160,000 worth of paper. For instance, \$50,000 worth of paper would clear \$16.00 per thousand per month or about \$800.00 including $8\frac{1}{2}\%$ interest. Or, \$9,600 a year. One hundred thousand would double that or \$54,000 in three years, a 2 to 1 proposition.

In summing up Mr. Wells statement, at the request of the Board, he said he would work up a summary of his proposition explaining the legalities and mechanics of it as clearly as possible; and see that the Board got this statement in time to be presented to the landowners at the next general meeting.

Mr. Wells continued with several other things he wished to discuss with the Board. He wanted to know if there was any other information that EPL could send along to the RLA along with the new landowner notices. Mr. Angell told him that the forms they had been sending had certainly been of great help.

ARCHITECTURAL CONTROL COMMITTEE

Mr. Wells asked who gets copies of the forms, and who is going to run the ACC starting in June 1975, since there are some very large and substantial problems directed to it. Mr. Rosenberg said he was the head of the ACC committee. Mr. Wells said the RLA and Board would have to have an active committee and were going to have to have it's responsibilities and definitions definitely understood. The EPL would like to pass this responsibility to the RLA. Although, they would be willing to stay in as part of the ACC. EPL felt strongly as to how their commitment to the project lies in the ACC. If it is weakened, or if people are serving as merely a rubber stamp where the forms are automatically approved we'll lose control of what we want the Retreat to be.

BEETLE CONTROL

Mr. Wells wanted the RLA to become involved. EPL had cut down close to 1,000 trees and had them hauled off. In the last 2 or 3 years they have sprayed 2,000 trees. So they have had an effective campaign so far. This year they are not going to be financially able to do it, and think its time the RLA became involved. From the landowners point of view, what should be organized is a committee associated with getting the trees sprayed and indentifying infested trees that are already dead. EPL knows two people who would be willing to pick up any dead trees. Dorene Romero has much information that would be helpful on this problem. The estimated cost of the program would be about \$400.00 if people would volunteer their time to do the work.

RESEEDING

EPL has reseeded every embankment in filings 1 and 2 and some in 3,4,5. They have also gone back over some of these areas again. Mr. Wells asked the RLA to consider allocating funds for reseeding. He felt hand seeding and raking worked quite well. This would cost around \$150.00 to \$200.00.

SECURITY

Mr. Wells suggested the RLA think about providing stickers to each landowner to aid the salesmen and landowners to identify people who are driving around the Retreat. Also to think about additional gates, although the gates were posing some problems such as owners forgetting their keys and seeing that the gates were kept closed. Mr. Angell pointed out that a stickers life was only about nine months. This could be solved by replacing the stickers each year. Mr. Spencer volunteered to look into the cost of having stickers made and to draw up a design.

INSTITUTE OF COMMUNITY ASSOCIATIONS

Mr. Wells recommended that at least one member of the Board join this organization. This institute is working with landowner associations and has many helpful books, pamphlets, and literature concerning landowner association problems. Mr. Wells has forwarded some of this literature to Mr. Angell. Landowner associations are still not out of the woods as far as the IRS tax exempt status is concerned, and Mr. Wells felt there was alot of useful information to be gained by joining the institute. Mr. Wells had attended a meeting in San Francisco of the Institute of Community Relations and was very impressed with the people who had started it.

This concluded Mr. Wells statements to the Board. The Board will present all these issues to the landowners at the next general meeting.

Mr. Angell asked the Board if the same location as last year would be all right for the next general meeting. Mr. Rosenberg made a motion that we use this location. Mr. Jones seconded. Motion carried. The meeting was tentatively set for some time in March.

ROAD MAINTENANCE

Mr. Howarth reported that maintenance costs for the 1973-1974 season were \$2,330.25. Based on that amount and recommendations from the Griffiths, he had worked out a budget for the coming year. Since there was some confusion as to what constituted a year it was decided to go from Sept. 1 to Sept. 1.

Breakdown of Budget:	
Snow removal	\$750.00
Spring cleanup, pulling ditches, cleaning culverts, grading where needed	\$1400.00
Dynamiting areas in solid rock that can't be ditched	\$450.00
Additional culverts	\$425.00
Total	\$3025.00

Mr. Spencer asked how soon after a snow were the roads plowed. Mr. Howarth said it depends on the depth of the snow. He had to tread a line between expenses and landowner needs. Mr. Jones pointed out to Mr. Spencer that he could help in this area since he lived at the Retreat.

BUDGET

Salaries, Clerical, Xeroxing, Postage	\$1250.00
Meeting Places	\$100.00
Travel Expenses	\$500.00
Road Maintenance	\$5,000.00
Reseeding and spraying	\$1000.00
Stickers	\$150.00
Newsletter	\$500.00
Audit of Books	\$150.00
Total	\$8650.00

DISCUSSION

Mr. Angell stated that Mr. Spidell had suggested that we keep a \$5,000.00 cushion over the proposed budget. Mr. Rosenberg felt we should not count on the delinquent assessments due, as we would probably carry a certain amount of these each year. Mr. Rosenberg proposed the \$8,650.00 plus a cushion of \$5,000.00 as the budget and that the assessment be \$25.00 per landowner. Mr. Spencer seconded. Motion carried. Meeting adjourned.

Respectfully Submitted
Richard Wells

RETREAT LANDOWNER'S ASSOCIATION

TREASURER'S REPORT

1/3/75

<u>CASH BALANCE</u>	9/5/74	Checking	\$1,030.87	
		Savings	7,000.00	\$8,030.87

CASH RECEIPTS

Assessments	\$1,574.24		
Interest	135.07	\$1,709.31	

CASH DISBURSEMENTS

New checks, Service Charge	9.17		
Glen Haven V.F.D.	100.00		
Griffith Construction Co.	1,429.00		
Lloyd Angell	23.25		
American Printing Co.	77.63		
Barbara Betts	22.06		
John Spidell	35.21		
Ken Pitman	8.80		
Barbara Betts	250.00		
John Spidell	250.00	\$2,205.12	
			<495.81
			<u>\$7,535.06</u>

<u>CASH BALANCE</u>	1/3/75	Checking	\$1,499.99	
		Savings	6,035.07	
				<u>\$7,535.06</u>



RETREAT LANDOWNERS ASSOCIATION, INC.

ANNUAL REPORT

12 months ending December 31, 1974

Receipts from assessments

\$5060.90

Expenditures during 1974

Check	Date	Payee-Description	Amount
120	2/12	Griffith Const.-Roads	\$ 463.75
121	void		
122	1973	item	
123	4/10	Mary Howarth-Supplies	3.15
124	4/10	Witte & Co.-Exempt Status	353.00
125	4/10	Wilson Agency-Bond	24.00
126	4/10	Lloyd Jones-Printing	44.28
127	4/10	Barbara Betts-Exp. Reimb.	119.09
128	4/10	Horsebook Co.-supplies	19.14
129	4/10	Lloyd Angell-Exp. Reimb.	27.55
130	4/10	John Spidell-Exp. Reimb.	5.00
131	4/10	Barbara Betts- Exp. Reimb.	3.00
132	4/10	Ken Pitman-Exp. Reimb.	12.00
133	4/10	Lloyd Jones-Exp. Reimb	3.00
134	4/10	Spawn & Assoc.-1973 Audit	130.00
135	void		
136	4/22	Spawn & Assoc.-Tax Return	30.00
137	5/06	Griffith Const.-Roads	376.25
138	5/23	Sec. of State-Annual Report	20.00
139	5/23	Bill Rosenberg-Exp Reimb.	12.00
140	5/23	Barbara Betts-Exp. Reimb.	10.00
141	5/23	John Spidell-Exp. Reimb.	5.00
142	void		
143	5/23	Lloyd Jones-Exp. Reimb.	3.00
144	5/23	Lloyd Angell-Exp. Reimb.	24.04
145	5/23	Joy Jones-supplies	12.00
146	5/26	National Const.-Roads	255.00
102	8/22	Sec. of State-Annual Report	5.00
103	9/05	Glen Haven V.F.D.-Donation	100.00
104	9/05	Griffith Const.-Roads	1429.00
105	9/05	Lloyd Angell-Exp. Reimb	23.25
106	9/05	American Printing-Stat.	77.63
107	9/05	Barbara Betts-Exp. Reimb.	22.06
	9/05	Greeley Nat. Bank-Charges	9.17
108	9/05	John Spidell-Exp Reimb.	35.21
109	9/05	Ken Pitman-Exp. Reimb.	8.80
110	9/05	Barbara Betts-Sec.Services	250.00
111	9/05	John Spidell-Trea.Services	250.00

4164.37

Net Cash Receipts

896.53

Interest on Savings

135.07

1973 item-not on 1973 Rep.

(26.00)

Cash on hand 12/31/73

6529.46

Cash on hand 12/31/74

\$7535.06

Open Assess. 12/31/74 \$1637.08

Cash in Bank 12/31/74 7535.06

Net Worth 12/31/74 \$9172.14

John W. Spidell

President Retreat Landowners Association



RETREAT LANDOWNERS ASSOCIATION, INC.

MINUTES FROM THE BOARD OF DIRECTORS' MEETING

March 26, 1975, Loveland Savings and Loan Association, Loveland, Colorado

Following the General Meeting of the R.L.A., the old and new Board members held a short Board meeting.

BILLS TO BE PAID

Lloyd Angell -- \$18.66 -- Telephone, stamps photo copies. Bill approved
Barbara Betts -- \$52.14 -- Printing, stamps, telephone. Bill approved.
Thompson and Hoover -- \$150.00 -- Annual Audit. Bill approved.
John Spidell -- \$59.77 -- Statements, postage, telephone, annual report.
Bill approved.

DISCUSSION ON THE BRIDGE

Mr. Hedlund said he would be willing to do the labor on the bridge if the Forest Service would supply the decking. There was some discussion on the fact that the bridge has never been adequate. There is a definite need for a two way bridge that can withstand use by heavy construction equipment as more people build at the Retreat. Mr. Conrad suggested that the Board put some ideas together as to what the R.L.A. wants and send them to the Developer and Forest Service. Mr. Spencer made a motion that we appoint Mr. Conrad to write a letter to the powers that be as to what we want. Also to investigate costs from construction companies. Motion seconded and carried. Mr. Rosenberg added that the Forest Service has a file of bridge designs and would probably have one to fit our needs.

There was also some discussion about repairing the bridge right now. Mr. Angell suggested that we put the bridge back like it was and then petition for a new bridge. The R.L.A. doesn't have the money to replace the bridge at this time. It was felt by some of the Board members that if we go ahead and repair it now and the other parties concerned contribute to the cost of repair, they would not feel obligated to contribute to the cost of a new bridge later on. Mr. Spencer pointed out that there was a definite need to get something done before summer when more people would want to use the bridge.

Mr. Rosenberg made a motion that a letter be written for the Presidents signature to all parties concerned, suggesting that we proceed as rapidly as possible with a permanent bridge. The expenses to be participated in by all parties concerned. Also include in the letter that the bridge would be temporarily replaced. There was more discussion on whether the other parties concerned would help pay the expenses involved. The motion was not voted on.

ELECTION OF OFFICERS

Mr. Ernie Conrad was elected President of the Board
Mr. Bill Rosenberg will continue to serve as Vice President
Mr. Mike Harris was elected Treasurer with Mr. John Spidell staying on as assistant.
Mr. Ernie Conrad was appointed to fill the slot left vacant by Mr. Jones.
Meeting adjourned.

Next meeting set tentatively
for May 9th at Lloyd Angells

Respectfully Submitted,
Barbara Betts
Barbara Betts, Corresponding Sec.



**escape
properties
ltd.**

March 23, 1975

Mr. Lloyd Angell
President Retreat Land
Owners Association
2208 Frances Drive
Loveland, Colorado

Dear Lloyd,

Here is the letter I promised you sometime ago for your general meeting. I apologize for the delay.

Escape Properties would be willing to consider providing a means of "interim collateral" for the promised stables and tennis courts, until the money market loosens.

Our best estimates for the cost of these facilities is \$37,000 to 42,000. They would be located due east of the existing USFS parking lot on the South side of the Dunraven Road and immediately across the street on the North side of Dunraven.

Assuming you can get the RLA Board of Directors' approval and satisfactory agreement in writing, EPL would be willing to consider assuming the contracts with sufficient principal balance to the RLA to ensure the facilities would be constructed.

This would be an interim solution only and when the money market loosens these contracts would be used to generate the cash sufficient to construct the facilities.

If you have any questions or require any additional information please don't hesitate to call.

Good luck on the general meeting.

Sincerely,

Lynn T. Wells, President
Escape Properties, Ltd.

(303) 447-2180

**3333 Iris
Boulder, Colorado 80301**



RETREAT LANDOWNERS ASSOCIATION, INC.

RETREAT LANDOWNERS' ASSOCIATION

Minutes from the Board of Directors Meeting

May 9, 1975, 2208 Frances Drive, Loveland, Colo.

The meeting of the Board opened at 7:30p.m. with one guest, Mr. Tom Quinn. Mr. Spencer was unable to attend.

TREASURERS REPORT

The R.L.A. is in good shape at this time. Present balance is \$10,798.47. \$6,109.47 in the savings and \$4,689.00 in the checking account. At this time there are three landowners who have never paid an assessment, and several who are still delinquent from 1974. Mr. Angell stated that it is going to be more difficult to keep track of resales especially if the property is sold by different Real Estate Companies.

Mr. Conrad brought up the matter of retaining a lawyer for the R.L.A. He said he had talked with Mr. John Easley. Mr. Easley is an Attorney and also a landowner. Mr. Easley is very interested in helping the R.L.A. in legal matters. Mr. Conrad made a motion that the Board accept Mr. Easley as Attorney for the R.L.A. Motion seconded and approved. Mr. Angell asked if it would be wise to have an attorney who is also a landowner. Mr. Conrad said Mr. Easley would recommend another attorney if there was any conflict of interest.

Since Mr. Spidell's property is for sale, he felt he should turn the Treas. job over to Mr. Harris completely. The funds will be transferred from the Greeley National Bank to the United Bank of Boulder. There was some discussion of the necessity of transferring funds each time a new treasurer takes over. It was felt this is the only way it can be handled with officers living in so many different areas. Mr. Rosenberg moved that the treasurers report be accepted. Mr. Harris seconded. Motion carried.

SECRETARIES REPORT

Mr. Rosenberg made a motion that the minutes of the last board meeting be accepted and that the outgoing secretary be commended for a good job. Motion seconded and carried.

Mr. Angell requested that the secretary go through the minutes of the General meetings and make a list of any adoptions to the By-Laws. Secretary agreed. Mr. Harris suggested we try to get all the extra copies of the By-Laws from Escape Properties in case some people have lost theirs. There was some discussion on whether new By-Laws would have to be printed or whether any amendments could be added to the back of the present book.

ROAD MAINTENANCE

Mr. Quinn stated that since Mr. Howarth felt he would like to give up his job as Chairman of Road Maintenance as soon as possible, he would take over. Mr. Quinn felt there would be no problems with Griffith construction, they have done an adequate job so far. Mr. Quinn said there was a bad spot on Black Creek road and some sluffing in filings 3 and 4 but no major problems. Mr. Conrad mentioned that Griffith had recommended some blasting in certain areas. The Board felt we shouldn't get into any blasting at this time. Mr. Conrad recommended that we have the whole Retreat graded, the ditches cleaned out, road material be put in the 4 or 5 places that need it, the rear entrance to the Retreat be improved. That we not get into any blasting at this time, that we not spend more than \$2,000.00, and that Mr. Quinn go ahead and meet with Mr. Griffith and get a flat bid with 10% either way. Mr. Angell added it should be submitted by June 1st. The Board agreed with the recommendations.

BEEBLE CONTROL

Mr. Tom Quinn and Mr. Dave Hedlund representing their company, Woodchuck, Ind. submitted a bid for beetle control this summer of \$1,091.00 with the first half in advance. This would include indentifying infested trees, cutting, removing to a central location and spraying.

DISCUSSION

Mr. Quinn explained he had spotted at least 65 trees so far, they are just now starting to turn and will be for the next 90 days. Mr. Quinn and Mr. Hedlund would like to cut the trees as soon as the pitch tubes are visible even though the tree will stay green for awhile. Some board members felt they

should wait until the trees have turned brown, since some landowners might not understand that the trees are dying when they are still green. Mr. Rosenberg made a motion that the amount budgeted for beetle control be amended to the figure in the present quote and the contract be given to Woodchuck, Ind.

Mr. Conrad asked if Woodchuck would mind drafting a letter to be sent to each landowner explaining the work, and if they would also be willing to take 3 payments rather than the first half in advance. The R.L.A. would assume the expense of mailing the letter. Mr. Quinn said they would do that. Mr. Conrad also asked that the trees be sprayed 3 times. Woodchuck felt they could not do this for the amount already stated in their bid. They aren't making any money off the work, their profit will come by sale of the treated wood. They would agree if the amount in the bid be increased to include the extra spray.

Mr. Conrad made a motion that we accept Woodchuck Ind. bid amended as follows:

Total amount of bid -- \$1131.00

Work to be completed in 90 days, August 15th.

Trees to be sprayed 3 times, June 15th, July 15th and Aug. 15th

Woodchuck will supply the board with a map showing the infected areas where they will be working by June 1st.

Woodchuck will draft a letter for the landowners to be signed by Mr. Angell, and coordinated with Barbara Betts, Sec. by June 1st.

Woodchuck will accept 4 payments of \$282.75, the first payment to be made now, the other three June 15th, July 15th, and Aug. 15th.

Mr. Harris seconded the motion. Motion carried.

Mr. Rosenberg withdrew his earlier motion.

BRIDGE

Mr. Conrad submitted the plans and costs of the new bridge at the entrance to the Retreat. The bridge is under construction now and should be complete in about 10 days. It will be a much better bridge, two feet wider and holding about 14 tons. There has been an improvement in the approach also. The total bid was for \$1,530.00. The Forest Service contributed the wood. The rest of the costs are divided as follows:

Cheley	\$ 50.00
Flatirons	\$300.00
E.P.L.	\$590.00
R.L.A.	\$590.00

All monies have been collected but the R.L.A. and Cheley. The R.L.A. will be billed when the bridge is completed.

Mr. Rosenberg moved that the bid be accepted. Mr. Conrad seconded. Motion carried.

BILLS TO BE PAID

L.C. Wilson	\$50.00	Bonding
Bill Rosenberg	\$13.80	Mileage
Ernie Conrad	\$13.60	Mileage, Telephone
Barbara Betts	\$77.74	Postage, Printing, Copies
American Printing	\$35.13	Tele, Supplies
John Spidell	\$ 6.40	Envelopes
Lloyd Angell	\$ 4.77	Tele, Mileage, Copies
Payment of bills accepted.		Telephone

The secretary asked for an advance for the expenses of getting the minutes out to the landowners. Mr. Rosenberg made a motion to advance the secretary \$75.00, any remaining from this amount to go to the new secretary as petty cash. Motion seconded and carried.

Mr. Conrad and Mr. Angell discussed getting together to meet with Mr. Easley to discuss delinquent landowners, changes in the By-Laws, and negotiations with Mr. Wells.

The next Board meeting was set for June 29, 1975, 4:00p.m. at Mr. Harris's cabin at the Retreat.

Meeting adjourned.

Respectfully Submitted

Barbara Betts

Barbara Betts
Corresponding Sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

Minutes From the Board of Directors Meeting

June 29, 1975, Mike Harris' cabin, The Retreat

The meeting of the Board opened at 4:30 pm with guests Mr. Tom Quinn and Mr. Wilf Howarth. All Board members were present.

Mr. Ernie Conrad, president, opened the meeting with the following announcements:

- 1) A letter to the board from Mr. John Easley, attorney, in regard to the by-laws was presented to board members. Mr. Easley has agreed to examine the by-laws, and his letter to the board is included in these minutes.
- 2) The new members of the board begin today.
- 3) It is necessary to decide whether or not to join the C. A. I. for \$ 35.00 for one year. Bill Rosenberg moved that the R. L. A. join the C. A. I. for one year. Mike Harris seconded. Motion carried.
- 4) There is a need for a central location for R. L. A. mail. Ernie Conrad decided to use his business address, Box 28, Glen Haven, Col. Bill Rosenberg requested that this box also be for the Architectural Control Committee. Mike Harris will still receive money for the treasury at his address.

Architectural Control Committee Report

Bill Rosenberg stated that a meeting was held June 29, 1975 with only Dr. Richards and himself present. Dr. Richards gave a letter from Lynn Wells to Ernie Conrad stating that the R. L. A. will not assume full responsibility for architectural control until Jan 1, 1976. Until then, Escape Properties will receive requests for building from the landowners and review them. Bill Rosenberg suggested that the A. C. C. of the Retreat Landowner's Assoc. find out what the proposals to landowners requesting to build are and work closely with the landowners and developers. He proposed that a committee be appointed to work with Lynn Wells until Jan 1, 1976 when the developer will no longer be involved. Lloyd Angell asked why the developer wants to hang on to the A. C. C. job. Ernie Conrad stated that the developer does not want the job, but the R. L. A. is not equipped to handle full responsibility right now. Discussion followed on the question of whether or not the R. L. A. should attempt at this time to tackle full responsibility. It was generally agreed that a joint committee with the developer would be preferable until January, or such time the R. L. A. is prepared to do the job. Bill Rosenberg suggested that we request the developer to give a zerox copy of all the architectural requests by landowners to him. If there is a problem Bill can call the other A. C. C. members and go to the property and "check it out." Bill also stated that there is a need for one more member on the A. C. C. and that members should be re-nominated since a nomination hadn't taken place for a long time. Bill is willing to serve as an interim chairperson. Also, it is important to send a letter to all R. L. A. members informing them of where to send A. C. C. applications. A motion was made by Bill Rosenberg to appoint a committee of Bill Rosenberg, Dr. Richards, Jerry Spencer, Ernie Conrad, and Dennis Bickell to serve as an interim committee to work with Escape Properties until Jan, 1976 or sooner, when there is a complete assumption of A. C. C. responsibilities by the R. L. A. Lloyd Angell seconded. Motion carried.

Wilf Howarth suggested that names of A. C. C. members not be placed in the Retreat covenants. Ernie will send a letter to Lynn Wells explaining the motion and asking for a zerox copy of all forms received by Escape Properties for Architectural control.

Treasurer's Report

Mike Harris, treasurer, stated that he has received the records from John Spidell. He questioned what happened to the \$ 75.00 given to Barbara Betts. Marti Hedlund had the money and returned the remainder of what was spent. The current balance in the treasury is 10,134.52. In order to receive checks, Mike needs to have a card signed for the United Bank of Boulder as to what signatures can be put on R. L. A. checks. The checks have been ordered with two signatures. Mike Harris moved that Ernie Conrad, Lloyd Angell, and Mike Harris be authorized to deposit and withdraw money from the United Bank of Boulder. Bill Rosenberg seconded. Motion carried. Dave Hedlund asked what the procedure was on back assessments. Mike informed Dave that a general letter is sent, but it should be sent by certified mail, as many people have not been receiving the letters. Mike Harris read the board a form letter he has drafted to send the landowners. Bill Rosenberg moved to approve the treasurer's report as read. Motion carried.

Secretary's Report

Ernie Conrad suggested that the secretary purchase a cardboard file cabinet. Marti Hedlund agreed to buy needed items and then present the Board with a bill, rather than receive cash in advance.

Road Maintenance

Wilf Howarth, road maintenance person, expressed the need to take care of the bad spot on Black Creek. Some culvert and ditch work has been done in Filing 4. The R. L. A. has budgeted for one more culvert at any chosen bad spot. Wilf told Griffith construction not to do any blasting. Wilf asked the Board if the areas where water runs across the road could be taken care of. Dave Hedlund inquired as to the possibility of oiling Dunraven Glade. Wilf inquired about having limited blasting where water goes across the road--no more than Copper Hill road. Griffith will grade the roads where necessary. Ernie Conrad suggested waiting until Fall after the tourists are gone. Dave Hedlund motioned that \$ 150.00 be approved by the R. L. A. for blasting. Bill Rosenberg seconded. Motion carried.

Beetle Control

Tom Quinn presented a map of what work on beetle control had been done so far. He explained that although the trees had not been sprayed on June 15, the trees were burned as firewood in the National Park within three days of being cut. Burning is the most effective way of controlling the beetle. Tom also stated the desire to cut green trees with pitch tubes this Fall, rather than trying to deal with the problem only six weeks before the beetles fly. Dave Hedlund said that continuous spraying this summer will take place, rather than the original plan of three specific spraying dates. Ernie motioned to give Woodchuck a check for \$ 282.75 for a June 15 payment and another check for the same amount on approval of Mike Harris, Lloyd Angell, and Ernie Conrad on July 15. Mike Harris seconded. Motion carried. Ernie Conrad motioned to approve the beetle control report. Mike Harris seconded. Motion carried.

Stables and Tennis courts

Lloyd Angell read a letter from Lynn Wells stating that Escape Properties is currently under negotiations with a bank to release land under common area and stables and tennis courts to the R. L. A. Ernie stated that we can not act upon the stables, etc until Aug. 1, 1975 because the developer is not in violation until then. The R. L. A. will expect a letter from Escape Properties by July 15. Also, the horses will be removed immediately from grazing throughout the Retreat.

Bills

Bills were presented by Board members for expenses. Dave Hedlund motioned to approve the bills. Mike Harris seconded. Motion carried.

The meeting was adjourned at 7:40 pm and the next meeting date was set for Friday, Aug. 15, at Mike Harris' cabin in The Retreat at 4:00 pm. Mike was authorized to spend \$ 5.00 for refreshments.

Respectfully submitted,

Marti Hedlund
Corresponding Secretary

Approved Resolution of the R. L. A. at the Board of Directors meeting June 29, 1975

RESOLUTION OF RETREAT LANDOWNER'S ASSOCIATION

I hereby certify: that I am the duly elected and qualified secretary of the above named corporation organized and existing under the laws of COLORADO; that the following is a true and correct copy of certain resolution duly adopted at a meeting of the board held on JUNE 29, 1975 at which a quorum was at all times present and voting; that such resolutions have not been rescinded, modified or amended, and are now in full force and effect; and that such resolutions appear in the minute book of the corporation;

"RESOLVED, that United Bank of Boulder is hereby designated a depository for this corporation's funds and that orders for the payment of money and other negotiable instruments may be endorsed for cash or deposit by any of the officers of the corporation or its agents, which endorsement can either be in writing or by stamp without designation of the so endorsing, and further,

"RESOLVED, for the purpose of withdrawal of the corporation's funds, United Bank of Boulder is authorized and directed to honor all checks and other orders for the payment of money drawn in this corporation's name (including those drawn to bearer, or cash, or to the individual order of any person whose name appears thereon as signer when signed by any

(one, two, etc.) TWO of the following:

Name	Title	Name	Title
<u>ERNIE CONRAD</u>	<u>Pres.</u>	<u>LOYD ANGELL</u>	<u>BOARD MEMBER</u>
<u>MICHAEL HARRIS</u>	<u>Sec. - Treas.</u>		

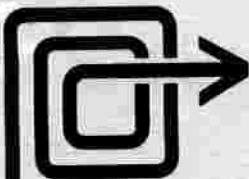
"RESOLVED, that the authority of aforesaid officers conferred by the foregoing resolutions shall continue until notice in writing terminating such authority shall be received by United Bank of Boulder, and shall be noted upon the certified copy of these resolutions delivered to said bank; and that all similar resolutions heretofore delivered to the bank are hereby rescinded and cancelled effective upon the delivery of a certified copy of these resolutions to the bank and the notation by the bank of the receipt of such copy upon the bank's copy of such similar prior resolutions."

I further certify that each of the persons above named has been duly elected to and presently holds the office set forth opposite his name, and that the signatures appearing on signature cards delivered to the bank are the genuine signatures of the respective individuals.

WITNESS, my hand and the seal of said corporation this day of JUNE 29, 1975

Michael Harris
Secretary - Treasurer

(Corporate Seal)



escape
properties
ltd.

June 26, 1975

Mr. Lloyd O. Angell, President
Retreat Landowners Association
2208 Frances Drive
Loveland, Colorado 80537

Dear Lloyd:

This is in response to your letter of May 27, 1975 and our ensuing telephone conversation. As I indicated to you at that time, I am presently in negotiations with a bank to provide funds for the power construction in Filings 3, 4 and 5. A part of the entire plan involves releasing common areas and the land under the stables and tennis courts that should be granted to the RLA. It also involves accounts receivable financing. At this time, this plan has not been approved by all parties, and thus it is impossible for me to tell the RLA what specific contracts may or may not be involved in the interim financing proposal I made to them last January.

I expect the situation will clear up within the next two weeks. At that time, I will recontact you to discuss the proposal in detail.

Sincerely,

Lynn T. Wells
President
Escape Properties, Ltd.

LTW:es

(303) 447-2180

**3333 Iris
Boulder, Colorado 80301**

BALL AND EASLEY, P.C.

ATTORNEYS AT LAW

POST OFFICE BOX 941

201 EAST FIFTH STREET

LOVELAND, COLORADO 80537

TELEPHONE
(303) 667-2101

RICHARD W. BALL
JOHN W. EASLEY JR.

June 27, 1975

Board of Directors of
The Retreat Land Owners' Association, Inc.
c/o Mr. Ernie Conrad
Ernie Conrad Real Estate
Glen Haven, Colorado

Dear Ernie:

I regret the problems we have had in getting together with regard to the Board's efforts to revise By-Laws, adopt rules and enforce liens for delinquent member assessments. As you know, I was out of the State until June 22, 1975, and did not receive notice of the Board meeting until Thursday, June 26, 1975. Unfortunately, I do have a conflicting commitment on the afternoon of June 29, 1975, and hope that, as an alternative, this letter will provide some input to the Board with regard to the matters they will be considering.

The only documents I have at my disposal to review are the Protective Covenants of The Retreat and the Articles of Incorporation and By-Laws of The Retreat Land Owners' Association, Inc. that I received when I purchased our lot. In reviewing these documents I note the following with regards to the areas to be considered by the Board:

Item 15 of the Protective Covenants filed with the Plat of The Retreat gives the Association the right to assess prorata charges for maintenance of private roads to the Owners. This, of course, would be a right that could only be enforced by the Board. Enforcement of the other covenants could be by the Association or any owner of property in the subdivision. Article 10, Section 2 of the By-Laws compels the rules committee to prepare and enforce rules of safety, health and good conduct in connection with the operation of the Association facilities.

Article 7, Section 2(a) Items 1 and 2 defines the Board's powers and options with regard to delinquent dues and assessments, to-wit: to sue and impose a lien upon a member's property and suspend all privileges including road use privileges.

Article 5, Section 5(a) places the responsibility for collection of the dues upon the Treasurer.

BOARD OF DIRECTORS OF
THE RETREAT LAND OWNERS' ASSOCIATION, INC.
June 27, 1975
Page 2

Article XI, Section 4 provides that the By-Laws may be amended by two-thirds of the members present at any meeting of the Association providing five days notice of the proposed amendment is given to each member, and Article VIII, Section 2 would allow the Board to call a special Association meeting upon thirty days notice to the Members.

The above seem to identify the specific enforcement powers, rule responsibilities, and amendment requirements in the documents at my disposal.

In addition, I would also make the following general observations with regard to the operations of our Association:

Incorporation under the Colorado Non-Profit Act does not, in and of itself, qualify the Home Owners' Association as a tax-exempt entity. The I.R.S. has taken the position that the services the Association provides are for the personal benefit of the owners. (Revenue Ruling 74-17, 1974-2 I.R.B. 11). Revenue Ruling, 74-99 modified a prior Revenue Ruling (72-102) in this regard and it now appears that owner's associations should file corporate tax returns for both Federal and State purposes and may be taxed at the corporate rates to the extent they have income. As long as expenses are roughly equivalent to income there is probably no significant tax problem. Under the Internal Revenue Code, Section 61, it appears that gross receipts of the Association would be deemed as income. Accordingly, the Board may wish to consider consulting with an accountant with regard to establishing a capital reserve to avert income taxation on excess receipts, if any.

In addition to the committee's identified in Article X of the By-Laws (nominating, rules, and road maintenance), the Board may wish to add or consider the following committees:

1. Finance Committee: To establish accounts and systems to be used for financial records; preparing and supervising budget and suggested assessment for Board action; propose special assessments when necessary; review collection records, operating statements and payment of bills; and generally monitoring the financial affairs of the Association.

2. Developer - Liaison Committee: The Association should act on behalf of the purchasers of lots to coordinate with the developer and to insure completion of the development by the developer as well as completion of installation of amenities by the developer. To facilitate the handling of matters, one person (preferably the President of the Association) should be designated to be the contact between the developer and the Association. The Developer - Liaison Committee should, therefore:

Review all documents to insure that all amenities have been provided for and conduct negotiations with representatives of the developer for completion of warranted amenities.

The Association should, and perhaps is required by the By-Laws to have rules and regulations for the common areas and common facilities, e.g. safe speed limits, etc. Once promulgated, it is necessary for the Board of Directors to strictly enforce the rules and regulations or the arguments of waiver, estoppel, etc. might be applicable to prevent enforcement. The rules, if adopted, should be uniformly applied in all cases and there should be a system for handling of complaints when one property owner complains about the activity of another which, in order to provide due process, should provide at least the following:

1. Investigation: The facts should be ascertained informally and an initial attempt made to handle the matter by consultation or suggestion.
2. Notice: In cases of serious infractions, all interested parties should receive formal notice of a hearing before the Rules Committee.
3. Hearing: All interested parties should have a chance to be heard at the hearing.
4. Recommendation: Unless the matter is resolved at the hearing, the Rules Committee should make a recommendation which would be referred to the Board of Directors for implementation.

The Board may also wish to consider liability coverage because

BOARD OF DIRECTORS OF
THE RETREAT LAND OWNER'S ASSOCIATION, INC.
June 27, 1975
Page 4

There is an increasing trend in suits against Boards of Directors for Non-Profit Organizations for malfeasance or non feasence or negligence in the administration of the Association.

LIENS

THE FOLLOWING INFORMATION WITH REGARD TO THE ASSOCIATION'S ABILITY TO ENFORCE LIENS AND THE PROCEDURE THEREFORE SHOULD NOT BE ACTED UPON WITHOUT FURTHER ADVICE OF COUNSEL INASMUCH AS WITH THE DOCUMENTS I NOW HAVE AVAILABLE, I HAVE NOTHING TO INDICATE THAT THERE IS ANYTHING OF RECORD THAT WOULD GIVE THE ASSOCIATION LIEN ENFORCEMENT RIGHTS. FOR EXAMPLE, THE ONLY DOCUMENTS I AM AWARE OF THAT ARE RECORDED ARE THE PROTECTIVE COVENANTS WHICH INDICATE THAT THE ASSOCIATION CAN ASSESS PRORATA CHARGES FOR ROAD MAINTENANCE BUT SEEMS TO ONLY MAKE THE OWNERS PERSONALLY LIABLE AND DOES NOT NECESSARILY GIVE THE ASSOCIATION THE RIGHT TO ENCUMBER THE PROPERTY. BEFORE THE ASSOCIATION RECORDS ANY LIEN IT SHOULD BE ASSURED BY COUNSEL THAT IT HAS A LEGAL BASIS FOR SAME IN ORDER TO AVOID THE POSSIBILITY OF SLANDERING THE OWNER'S TITLE.

The manner of enforcing the Association's liens should be covered in detail in either the Articles of Incorporation or By-Laws of the Association. The Board of Directors should adopt a policy regarding assessments and delinquencies. The Board should decide the length of any "grace period". All owners must be advised of the procedure. A sample document setting forth the basic steps in the procedure is attached to this letter as Exhibit "A".

If the assessment is not paid and the grace period has expired, then the notice of assessment lien should be executed and filed on behalf of the Association. A sample notice of assessment lien is attached hereto as Exhibit "B". Obviously, the procedure must be followed strictly by the Association after its enactment.

I hope that the above is somewhat helpful to you. If I can be of further service, please advise.

Yours very truly,

BALL AND EASLEY, P.C.

By: _____
John W. Easley, Jr.

JWE/clb
Enc.

THE RETREAT LAND OWNER'S ASSOCIATION, INC.

Procedure for Collection of Monthly Assessments
and Enforcement of Assessment Lien

1. Pursuant to the provisions of Article _____ of the By-Laws of the Association, the power to fix, determine, levy and collect assessments to meet the common expenses of the Owners is delegated to the Board of Directors of the Association.
2. The assessments, as determined by the Board of Directors of the Association, shall be due and payable in advance on the _____ day of _____, 19____.
3. Any assessment payment that is more than _____ months delinquent shall bear interest at the rate of 10% per annum with the interest to commence from the date such payment became delinquent.
4. In the event that any owner shall be more than _____ months delinquent in the payment of an assessment then the President of the Association shall cause to be recorded a Notice of the Association's lien against the property owned by such Owner, which Notice shall set forth all sums due and owing to the Association from such owner as of the date of recording such notice.
5. The affected Owner shall bear all recording costs relative to the recording of the Notice of Lien and of any release thereof.
6. At the time of recording the Notice of Lien, the Association shall also mail a copy of such notice to the affected Owner.
7. In the event any such assessment shall be unpaid for a period of six (6) months or more, then the Association shall institute foreclosure proceedings in which event the affected Owner shall also pay all additional costs, including Court costs, expenses and a reasonable amount for attorney fees.
8. As an alternative to the foregoing procedures, or concurrently therewith, the Association may contact any mortgagees or other encumbrancers to attempt to collect unpaid assessments therefrom.

NOTICE OF ASSESSMENT LIEN

TO WHOM IT MAY CONCERN:

The Retreat Land Owner's Association, Inc., A Colorado Non-Profit Corporation (the "Association"), wishing to avail itself of certain lien rights set forth in the By-Laws of the Association recorded on _____, 19____, in Book _____, at Page _____, of the Larimer County, Colorado, real property records, makes the following statement of lien:

1. The lien is for non-payment of certain assessments imposed by the Board of Directors of the Association to meet the common expenses.
2. The lien attached as of the _____ day of _____, 19____.
3. The amount of indebtedness as of the date of attachment was \$ _____.
4. The name(s) of the owner(s) of the property affected by this lien as shown upon the records of the Association (is) (are):

5. The description of the lot is:

Lot No. _____ of The Retreat, according to the map filed in the Office of the Clerk and Recorder of Larimer County, Colorado, on _____, 19____, under Reception No. _____.

DATED this _____ day of _____, 19____.

THE RETREAT LAND OWNER'S ASSOCIATION,
 INC., A Colorado Non-Profit Corporation

By: _____



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING,

AUGUST 15, 1975

Mike Harris Cabin

At the Retreat

The meeting was called to order at 4:15 pm on August 15, 1975. Lloyd Angell, Mike Harris, Dave Hedlund, and Ernie Conrad were present. Bill Rosenberg was not able to attend. Laureen Nicholl and John Easley were guests. Wilf Howarth appeared later.

ANNOUNCEMENTS

Ernie Conrad announced that Elk hunting is a late season this year around the Retreat area. It will be Dec. 13-23 only. About fifty to sixty hunters are expected in the area. Ernie suggested that the Board write a letter inviting Fran Marco (wildlife officer) to patrol the Retreat for possible hunting violations. This was agreed upon.

RETREAT SECURITY REPORT

Mrs. Nicholl, chairperson of Retreat security, had decals made in silver and forest green to identify landowners cars. Jerry Spencer designed the decals. The original color was to be orange and black, but was changed to silver and forest green for reflection and basic appearance. Three decals will be sent to all landowners. If more are needed they can be requested, and extras should be returned if they are not needed. They are to be placed in the left front window above the safety stickers. The price is 1,000 stickers for \$ 212.00. Mrs. Nicholl wants to purchase 1,000 stickers. Lloyd Angell suggested that if a landowner sells his car, he should take the decal off the car. Ernie Conrad stated that \$ 150.00 is in the budget for decals and inquired as to whether there was an artwork fee. Mrs. Nicholl replied that there is a \$ 20 artwork fee. Ernie Conrad then motioned that a thousand decal stickers be ordered by Mrs Nicholl for a total bill of \$ 232.50. Mike Harris seconded. Motion carried 3-1.

BY-LAWS AND LIENS

John Easley, acting lawyer for the RLA stated that he felt recording of the by-laws is not appropriate at this time until the landowners have interest in the Retreat. It doesn't do much good to record by-laws unless the association of landowners holds title to some property (this will occur soon for the building of stables and tennis courts). John doesn't feel there is any legal interest at this time. The only enforcement now for landowners who don't pay their assessments is the protective covenants in regards to road maintenance. The enforcement fo the covenants can be pursued through placing a lien on the landowners property, although other measures can be pursued first. Ernie Conrad commented that the violator can be turned over to a collection agency. John recommended Karl Fritz Creditors Service Bureau. Ernie Conrad motioned that John Easley be authorized to record the RLA by-laws. Dave Hedlund seconded. Motion carried.

STABLES AND TENNIS COURTS

John Easley stated that Lynn Wells cannot at this time assign land contracts to the RLA, as he is currently undergoing negotiations with the United Bank of Denver. John Easley recommended that a letter be written to Lynn Wells stating that unless we see a completion of negotiations, the RLA will contact the H. U. D. enforcement agency. Also, John mentioned the importance of immediate action if the RLA plans to do anything. John felt that if no progress results from the letter, members of the association should be advised

of the situation, as they may want to take action as individuals. Lloyd Angell mentioned the importance of informing Lynn that we are serious and wise about legal obligations. John Easley will write the letter immediately, including two items: 1) That the RLA will contact HUD officials and 2) Advisement of the Board to have a special general meeting to advise members of the situation. Ernie Conrad motioned that John Easley, as the attorney for the RLA, write the letter as soon as possible and send a copy to Ernie Conrad. Lloyd Angell seconded. Motion carried.

Discussion then occurred about the non-profit status of the RLA and the "legality" of having money in a savings account, and what the tax situation is. Ernie Conrad motioned that Mike Harris consult with an accountant about non-profit status and having money in the bank. Lloyd Angell seconded. Motion carried.

ROAD MAINTENANCE

Wilf Howarth, chairperson, stated that he has received the road maintenance bill from Griffith Construction and does not feel the bill needs to be questioned. The total bill is 2300. Wilf is interested in remaining on road maintenance along with Tom Quinn. Dave Hedlund volunteered to be on the committee also. Ernie suggested they get together to draw up a budget for next year. This years buget was \$ 5,000 and \$3,130 has been spent to date. Ernie Conrad motioned that Griffith be paid the submitted bill and a letter be written inviting them to continue work in the Retreat next year. Dave Hedlund seconded. Motion carried.

RETREAT POWER

John McAfee, chairperson of Retreat power to the third, fourth, and fifth filings was not present, but submitted a written report which is enclosed in these minutes.

ARCHITECTURAL CONTROL COMMITTEE

Bill Rosenberg, chairperson, was not present. Some discussion occurred as to who should be on the committee. An ACC meeting will be held before the next Board meeting and Lloyd Angell agreed to be on the committee. Ernie will not take on a active role, but will be involved with the committee.

In regards to trailers at the Retreat, Ernie passed out the current list of trailers at the Retreat, which is enclosed in the minutes. EPL has sent a letter to violators. The ACC is progressing well, but it is important to move to take the responsibility entirely off the developer.

BEEBLE CONTROL

Dave Hedlund reported that as of today, his company has cut a total of 425 trees. Everything has been either removed already or is sprayed if still on the ground. The problem is there is still another 78 trees to be cut and the price agreed upon for beeble control was based on 400 trees. The estimated number of trees was low, and to continue cutting means a large financial loss for his company. Any trees cut now would be for free. The bid was calculated at \$ 2.75 per tree. His company will have to discontinue cutting unless the Board can pay them for the additional trees.

A considerable discussion then ensued about how this matter should be handled. A dispute occurred over wheter the contractual agreement

(cont)

page 3

had indeed been fulfilled. Ernie felt it had not, as the contract was to cut all the beetle trees regardless of the estimated number of trees, for the estimated price. Woodchuck pointed out that the contract stated the figure of 400 trees. The contract was nebulous, and only two voting members were present, so no decision or agreement could be reached. Ernie decided to withhold the August 15 payment until the remaining trees were cut by Woodchuck Ind.

TREASURER REPORT

Mike Harris submitted a written report, which is included in the minutes. He has sent letters to landowners, about making their RLA payments. Letters were sent to new landowners with delinquent payments. Ernie Conrad motioned to send Hornbuckle and Guy to the collection agency. Dave Hedlund seconded. Motion carried. Ernie Conrad motioned that the treasurer's report be approved. Dave Hedlund seconded. Motion carried.

SECRETARY'S REPORT

Marti Hedlund reported that expenses were high for supplies and it is necessary to secure an advance for supplies. Ernie motioned to give \$ 25.00 for expenses. Dave Hedlund seconded. Motion carried. Ernie motioned to approve the minutes of the last meeting. Mike Harris seconded. Motion carried.

BILLS

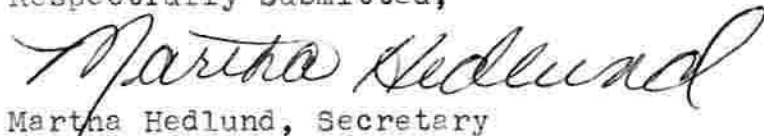
Ernie Conrad --- supplies and expenses
Marti Hedlund -- supplies
Mrs Nicholl ---- decals
Lloyd Angell --- phone and milage

Ernie Conrad presented the board with a writted report on the emergency repair of Black Creek Road. The report is enclosed in the minutes. A bill has been presented for \$62.50 by Phil Stewart and was paid. Ernie motioned that all bills be approved. Mike Harris seconded. Motion carried.

ADJOURNMENT

Ernie motioned that \$ 10.00 be approved for refreshments at the next meeting. Dave Hedlund seconded. Motion carried. The next meeting date was set for Sunday, October 5, at Mike Harris' cabin in The Retreat at 2:00 pm. The meeting was afjourned at 7:30 pm.

Respectfully Submitted,



Martha Hedlund, Secretary



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT

As of August 1, 1975

Cash-Greely Ntl. Bank, 5-8-75 \$ 10,798.47

Cash Disbursements:

5-9-75	Woodchuck Industries (beetle control)	\$ 282.75
5-9-75	L.C. Wilson Agency (fidelity bond)	50.00
5-9-75	Barbara Betts (expenses)	77.44
5-9-75	Ernie Conrad (expenses)	13.60
5-9-75	Bill Rosenberg (expenses)	13.40
5-9-75	American Printing (stationery)	35.13
5-9-75	John Spidell (expenses)	6.40
5-9-75	Lloyd Angell (expenses)	4.77
5-9-75	Barbara Betts (expense advance)	75.00
5-21-75	E & P Developers (bridge Maint.)	590.00
6-29-75	Woodchuck Industries (beetle control)	282.75
6-29-75	John Spidell (expenses)	6.50
6-29-75	Lloyd Angell (expenses)	9.77
6-29-75	Ernie Conrad (expenses)	15.95
7-1-75	United Bank of Boulder (chk. for checks)	6.97
7-15-75	Woodchuck Industries	282.75
7-23-75	State of Colorado (corp.filing fee)	5.00
		<u>\$1,758.58</u>

Cash Receipts:

Assessments Received: \$ 724.39

Interest on Savings: 77.00

TOTAL CASH IN BANK: (checking Account) 8-1-75 \$ 9,841.67

Uncollected Assessments



RETREAT LANDOWNERS ASSOCIATION, INC.

UNCOLLECTED ASSESSMENTS

As of August 1, 1975

<u>PROPERTY OWNER'S NAME</u>	<u>1975</u>	<u>1974</u>	<u>1973</u>	<u>TOTAL</u>
1. Phil Blackwell	\$ 25.00			\$ 25.00
2. Mr./Mrs. Ronald Bollhoefer	25.00			25.00
3. Mr./Mrs. William Breen	25.00	16.48		41.48
4. Mr./Mrs. Romeo Comeau	25.00			25.00
5. Mr. Bill Niles	25.00	52.63		77.63
6. Dr. J. Cooper & Jerry Winters	25.00			25.00
7. Mr./Mrs. Michael Current	25.00			25.00
8. Mr./Mrs. E.E. Dayton	25.00			25.00
9. Mr./Mrs. Cecil Effinger	25.00			25.00
10. Mr./Mrs. Ed Fellhauer	25.00			25.00
11. Ms. Marjorie Flores	25.00			25.00
12. Mr./Mrs. Bernard Formidoni	25.00			25.00
13. Ms. Georgette Guerine	25.00			25.00
14. Mr. Robert Gunn	25.00			25.00
15. Mr./Mrs. Rodney Guy	25.00	39.98	36.89	101.87
16. Mr./Mrs. Mark C. Harker	25.00			25.00
17. Mr./Mrs. Karl Heister	25.00			25.00
18. Jean R. Hornbuckle	25.00	36.13	41.06	102.19
19. Talmadge H. Hunt	25.00			25.00
20. James Goldstandt & Kendra Hurst	25.00			25.00
21. Mr./Mrs. Dana Johnson	25.00			25.00
22. D. L. Johnson/S.P. Winters	25.00			25.00
23. John L. Jones	25.00			25.00
24. Mr./Mrs. Charles Kenevan	25.00			25.00
25. Mr./Mrs. Seymour Kleinman	25.00			25.00
26. Mr./Mrs. Richard W. Martin	25.00			25.00
27. Mr./Mrs. Ted E. Morrison	25.00			25.00
28. Dr. /Mrs. Daniel McAlees	25.00			25.00
29. Mr. Elvin McDowell	25.00			25.00
30. A.P. Ostrander/T. Schey	25.00			25.00
31. Dr./Mrs. Michael Burvant	25.00	16.48		41.48
32. Mr. Paul Rhodes, Jr.	25.00			25.00
33. Mr./Mrs. L. Vernon Rider	25.00			25.00
34. Mr./Mrs. Thomas Rowley	25.00			25.00
35. Mr./Mrs. M. Sabbeth	25.00			25.00
36. Evelyn J. Sailer	25.00			25.00
37. Mr./Mrs. Bruce Slade	25.00			25.00
38. Timothy P. Sullivan	25.00			25.00
39. Robert A. Tutelman	25.00			25.00
40. Mr./Mrs. Ronald Roberts	25.00			25.00



RETREAT LANDOWNERS ASSOCIATION, INC.

<u>PROPERTY OWNER'S NAME</u>	<u>1975</u>	<u>1974</u>	<u>1973</u>	<u>TOTAL</u>
41. Mr./Mrs. W. Vantine	\$ 25.00			\$ 25.00
42. Mr. Bruce A. Vezina	--	53.66		53.66
43. Alexander Wazlak, Jr.	25.00			25.00
44. Mr./Mrs. Paul Wallenhorst	25.00			25.00
45. Mr./Mrs. Charles Wilkinson	25.00			25.00
46. Mr./Mrs. Daniel Wissell	25.00			25.00
47. Caryl A. Wessel	25.00			25.00
48. Tien Hsing & Pei Hsing Wu	25.00			25.00
49. Paul Allen Yenrick	25.00			25.00
50. Mr./Mrs. T.D. Langehennig	25.00			25.00
51. Mr./Mrs. James V. Persichetti	25.00			25.00
52. Lynn T. Wells	25.00			25.00
53. Gerald W. Kraft	25.00			25.00
	<hr/>			
	\$ 1,300.00	215.36	77.95	\$ 1,593.31

JOHN A. MCAFEE
2561 - 17TH AVENUE COURT
GREELEY, COLORADO 80631

August 13, 1975

Mr. Ernie Conrad, Real Estate
Glen Haven, Colorado

Dear Ernie:

This letter is being written to you in your capacity as President of the Retreat Landowners' Association, and refers specifically to my concerns that electrical service has not yet been provided to Filing 5.

In brief statements this is my concern:

1. The HUD report guaranteed electricity by September 1974. This is a commitment, if not precisely a legal document.
2. Certain landholders have contracts which guarantee electricity by September 1975.
3. I approached the Escape Properties office and have a written proposal to the effect that if I will pay off my mortgage they will use that money to put in electrical service. This proposal I felt and feel to be an affront and an insult.
4. Some Filing 5 property has been paid off and the power has not been put in so that I therefore doubt the sincerity of the proposal in any event.
5. I talked these matters over with you with the view that the Landowners' Association should be involved in helping to force Escape Properties to live up to their commitment.
6. You sent me a copy of Mr. Wells' June 26 letter on this subject and I have not pursued the matter further until I heard whether this letter represented simply another false report. I have, however, talked the subject over with four other landowners in Filing 5, and if we were to contact these and others I feel that the response would be immediate and strong.

One question is always asked: "When will you need power?" I submit that this has nothing to do with the issue. The availability of power contributes directly to the value of the property. That is the issue.

While I will be out of town on vacation until the day after Labor Day I certainly intend to pursue this matter diligently upon my return, and as you know I am not unfamiliar with issues of this type.

Sincerely,





RETREAT LANDOWNERS ASSOCIATION, INC.

REPORT ON EMERGENCY REPAIR OF BLACK CREEK ROAD BY PHIL STEWART
ON APRIL 28, 1975

At the general meeting on March 26, 1975 Tom Quinn was appointed to help Mr. Howarth on the Road Committee.


On April 27, 1975, I, Ernie Conrad, was informed by Mike Harris and Jerry Spencer that Black Creek was washed out. At that time myself, Mike Harris, Tom Quinn and Dave Hedlund went and looked at the area in question and decided to contact Wilf Howarth to have it temporarily fixed. The first culvert up Black Creek was frozen and the water from the melt and rain was running down the road and it was impossible. On Monday, Tom Quinn and myself called Wilf Howarth and talked to him about the area. At that time he said he didn't have time to work on the roads and for Tom Quinn to handle it.

We then contacted Phil Stewart, who was working at Tointons place up Black Creek and he agreed to temporarily repair the area so we could use the road. Myself, Tom Quinn and Phil Stewart worked Black Creek for about three hours. We put in a temporary culvert (Mike Harris') to get the water across the road and filled in the ruts dug by the water.

A week later the culvert that was frozen, thawed and the stream was back in the proper channel. At the end of May Griffith was up to work on the roads and removed the temporary culvert and resurfaced Black Creek road where it was washed out. Phil still hasn't submitted a bill, but I feel that he will do so soon and I expect the amount to be \$65.00.

This was an emergency situation and I accept full responsibility for the action taken.

Respectfully,


Ernie Conrad

EC:bs



RETREAT LANDOWNERS ASSOCIATION, INC.

TRAILERS AT RETREAT

On June 1, 1975 the following landowners had trailers or similar vehicles on their lots:

1. Spencer - Lot 50, Filing 2
2. Tomlin - Lot 79, Filing 1
3. Markham - Lot 38, Filing 2
4. McAfee - Lot 12, Filing 5
5. Comeau - Lot 14, Filing 1

On June 22, 1975 the following landowners had trailers or similar vehicles on their lots:

1. Spencer - Lot 50, Filing 2
2. Tomlin - Lot 79, Filing 1
3. Markham - Lot 38, Filing 2
4. McAfee - Lot 12, Filing 5
5. Comeau - Lot 14, Filing 1
6. Quinn - Lot 70, Filing 1

On July 10, 1975 the following landowners had trailers or similar vehicles on their lots:

1. Spencer - Lot 50, Filing 2
2. Markham - Lot 38, Filing 2
3. McAfee - Lot 12, Filing 5
4. Comeau - Lot 14, Filing 1
5. Quinn - Lot 70, Filing 1
6. Warm - Lot 4, Filing 2
7. Purington - Lot 3, Filing 5
8. Fulton - Lot 80, Filing 1
9. Gregory - Lot 44, Filing 2

On August 1, 1975 the following landowners had trailers or similar vehicles on their lots:

1. Spencer	- Lot 50, Filing 2
2. Markham	- Lot 38, Filing 2
3. Comeau	- Lot 14, Filing 1
4. Quinn	- Lot 70, Filing 1
5. Warm	- Lot 4, Filing 2
6. Purington	- Lot 3, Filing 5
7. Fulton	- Lot 80, Filing 1
8. Gregory	- Lot 44, Filing 2
9. Martin	- Lot 3, Filing 3
10. Johnson/Winters	- Lot 9, Filing 2
11. Klein	- Lot 15, Filing 1
12. Johnson	- Lot 25, Filing 2
13. Niles	- Lot 13, Filing 5 (McAfee Trailer - Lot 12, F5)
14. Richard	- Lot 20, Filing 5

On August 22, 1975, the following landowners had trailers or similar vehicles on their lots:

1. Spencer	- Lot 50, Filing 2
2. Markham	- Lot 38, Filing 2 (Gone 8 days-8/6- 8/14)
3. Quinn	- Lot 70, Filing 1
4. Warm	- Lot 4, Filing 2
5. Purington	- Lot 3, Filing 5
6. Gregory	- Lot 44, Filing 2
7. Martin	- Lot 3, Filing 3
8. Klein	- Lot 15, Filing 1
9. Johnson	- Lot 25, Filing 2
10. Niles	- Lot 13, Filing 5 (McAfee Trailer - Lot 12, F5)
11. Richard	- Lot 20, Filing 5
12. Bicknell	- Lot 2, Filing 1
13. Tomlin	- Lot 79, Filing 1



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

October 26, 1975 2:00 PM

The meeting of the Board of Directors was called to order by Ernie Conrad at 2:00 PM with the following members present: Dave Hedlund, Ernie Conrad, Mike Harris, and Bill Rosenberg. Lloyd Angell was unable to attend. Guest Dennis Bicknell and Laurene Nicholl (arrived later) were also present. Mike Harris motioned that the minutes of the last meeting be approved. Ernie Conrad seconded. Motion carried.

Announcements

Dave Hedlund presented a written report to the Board (enclosed in these minutes) about the action taken in regards to a tree which fell on a power line on Lot 4 in The Retreat.

Decal Report

Ernie Conrad informed the Board that the decals for Retreat security have arrived and Mrs. Nicholl is writing a letter to landowners to enclose with the mailing of decals. Ernie suggested that other pertinent information be included in that mailing to save money on postage.

Tennis Courts, Stables, and Retreat Power

Ernie Conrad presented several letters from John Easley in regards to current interactions with Lynn Wells about power, tennis courts, and stables. The letters are enclosed in these minutes. Ernie also presented a bill for \$100.00 for attorney services.

Discussion: Mike Harris inquired as to how much notice is needed to have a general meeting. Ernie replied that thirty days is necessary. Bill Rosenberg requested mid-January for the general meeting. Ernie suggested sending the decals and decal cover letter in the notice of intent to have a general meeting. Mike Harris motioned that the annual budget be created as soon as possible so a mailing can be sent out. Ernie Conrad seconded. Motion carried. The Board agreed upon a next board meeting date of November 23, 1975 at 12:30 PM at Mike Harris' cabin. The budget will be drawn up at that time. The general meeting date was set by the Board as January 17, 1976, at 1:00 pm at the Holiday Inn in Estes Park, Col. Perhaps more people will come if they can come to a place where they may eat and spend the night.

Treasurers Report

Mike Harris submitted a written treasurers report which is included in these minutes. Mike also informed the Board that he received a letter from the Wilkinsons who say they aren't RLA members. Mike responded with a letter saying it is not possible to resign from the RLA. Mike also received a letter from Bill Niles saying he bought a lot with past due assessments and questions whether or not he should be responsible for them. Bruce Vesina will pay his assessments out of the proceeds of the sale of his lot when it sells. To date this year there are \$ 515 of delinquent assessments, and a total of \$ 700 delinquent assessments. Most delinquent assessments have been cleared.

Ernie Conrad motioned to call Hornbuckle and file with the collection agency within 10 days if no response. Bill Rosenberg seconded. Motion carried. Bill Rosenberg moved to approve the treasurers report. Dave Hedlund seconded. Motion carried.

Decals --Mrs. Nicholl

Mrs. Nicholl arrived at the meeting and read the proposed letter to be sent to landowners along with the decals. Ernie Conrad asked her to include the reason why we are having decals in the letter. Mrs Nicholl will write the letter and mail it to Ernie by the next Board meeting.

Secretary Report

Marti Hedlund presented address changes and new sales of land to Ernie Conrad and Mike Harris. Marti also wants legal size letter head paper printed. Bill Rosenberg volunteered to do so.

Road Maintenance

Ernie Conrad reported that he had the roads plowed during the recent large snowfall. Griffith will be leaving his snowplow in The Retreat. Mike Harris said he talked with Phil Stewart and that Ernie ought to mention to Griffith that when he plows not to leave snow in front of the driveways. Also, Griffith should not leave snow in areas where it will run across the road when it melts, as the road will wash out. Mike Harris moved that the road maintenance report be approved. Bill Rosenberg seconded. Motion carried.

A. C. C. Report

Dennis Bicknell reported that there have been three meetings of the interim A. C. C. On Sept 20, 1975, a new interim permanent A. C. C. was formed. Lynn Wells will appoint the new members and resign (by the covenants) on Nov. 5, 1975. The members appointed will be Laurene Nicholl, Lloyd Angell, Jerry Spencer, Ed Richards, and Dennis Bicknell, chairperson. The minutes of the A. C. C. meeting were passed out and are enclosed in these minutes. Ernie Conrad informed the Board of the necessity of approving the new members to take over the A. C. C. The new address of the A. C. C. is box 457, Fort Morgan, Col. Bill Rosenberg moved that the A. C. C. committee be approved as submitted in the Sept 26, 1975 letter (enclosed in these minutes). Mike Harris seconded. Motion carried. Ernie stated that Dennis Bicknell needs to write a letter to all landowners about the A. C. C., which will be presented at the next board meeting and enclosed in the mailing which announces the general meeting.

Dennis Bicknell reported that he wrote Lynn Wells a letter about his grazing horses and received no response from Lynn. Dennis feels we should catch the horses ourselves, put them in the corral on the Dunraven Glade, and then contact the sheriff. Perhaps Dennis Swedlund will come to get the horses and charge Lynn rent.

Dave Hedlund asked Dennis Bicknell if the ACC is prepared to handle requests within thirty days. Dennis says definitely.

Bills

Ernie presented a bill for expenses. Marti presented a bill for quarterly payment for secretarial services. Laurene Nicholl presented a phone bill, and Bill Rosenberg presented a milage bill. Ernie presented two lawyers bills. Mike presented an expense bill. All bills were approved by the Board.

Adjournment

The next meeting date will be November 23, 1975 at 12:30 PM at Mike Harris' cabin. Mike Harris moved the meeting be adjourned. Bill Rosenberg seconded. Motion carried. The meeting was adjourned at 4:00 PM.



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT

As of October 24, 1975

Cash--United Bank of Boulder, Aug.1,1975 \$ 9,841.67

Cash Disbursements:

8-15-75	Griffith Construction Co. (road Maint)	\$ 2,300.00
8-15-75	Bill Rosenberg (expenses)	27.03
8-15-75	Marty Hedlund (expenses)	9.60
8-15-75	Ernie Conrad (expenses)	53.62
8-15-75	Mike Harris (expenses)	41.23
8-15-75	Community Assoc's. Institute (mem'ship)	35.00
8-15-75	Pratts Office Supply (Office supplies)	22.09
8-15-75	Phil Stewart (road Maint.)	62.50
8-15-75	Decals of Denver (car stickers)	126.25
8-15-75	Marty Hedlund (advance expenses)	25.00
8-15-75	Lloyd Angell (expenses)	15.33
8-18-75	Woodchuck Industries (beetle control)	282.75
9-15-75	Decals of Denver (car stickers)	113.87
		<u>\$ 3,114.27</u>

Cash Receipts: (assessments received) \$ 830.67

TOTAL CASH IN BANK: Oct.24, 1975 \$ 7,558.07



RETREAT LANDOWNERS ASSOCIATION, INC.

UNCOLLECTED ASSESSMENTS

As of October 24, 1975

<u>PROPERTY OWNER'S NAME</u>	<u>1975</u>	<u>1974</u>	<u>1973</u>	<u>TOTAL</u>
1. Phil Blackwell	\$ 25.00			\$ 25.00
2. Mr./Mrs. Ronald Bollhoefer	25.00			25.00
3. Mr./Mrs. Michael Current	25.00			25.00
4. Mr./Mrs. H. E. Dayton	25.00			25.00
5. Mr./Mrs. Bernard Formidoni	25.00			25.00
6. Mr./Mrs. Thomas Y. Funston	25.00			25.00
7. Mr./Mrs. Mark C. Harker	18.75			18.75
8. Mr./Mrs. Karl Heister	25.00			25.00
* 9. Jean R. Hornbuckle	25.00	36.13	41.06	102.19
10. Talmadge H. Hunt	25.00			25.00
** 11. J. Goldstandt & Kendra Hurst	25.00			25.00
12. Mr./Mrs. Richard W. Martin	20.83			20.83
13. Mr./Mrs. Ted Morrison	25.00			25.00
14. Dr./Mrs. Daniel McAlees	25.00			25.00
15. Mr./Mrs. Elvin McDowell	25.00			25.00
16. Mr. Bill Niles	25.00	52.63		77.63
17. Paul & Nancy Rhodes	25.00			25.00
18. Mr./Mrs. Bruce Slade	25.00			25.00
19. Timothy P. Sullivan	25.00			25.00
20. Mr. Bruce A. Vezina	-----	53.66		53.66
21. Caryl A. Wessel	25.00			25.00
22. Mr./Mrs. Chas. Wilkinson	25.00			25.00
	<u>\$ 514.58</u>	<u>142.42</u>	<u>41.06</u>	<u>\$ 698.06</u>

* Hornbuckle--has been sent 2 registered notices after regular notices;

** Goldstandt/Hurst--Notice returned; no forwarding address;

BALL AND EASLEY, P.C.

ATTORNEYS AT LAW

201 EAST FIFTH STREET

LOVELAND, COLORADO 80537

September 18, 1975

RICHARD W. BALL
JOHN W. EASLEY JR.

TELEPHONE
(303) 667-2101

Lynn T. Wells, President
Escape Properties, Ltd.
3333 Iris
Boulder, Colorado 80301

Dear Lynn:

Subsequent to our last telephone conversation regarding Escape Properties default on providing tennis courts and livery stables, in July of 1975, pursuant to the property report, I did attend the August 15th, 1975 Retreat Landowners Association Board meeting.

C
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P
Y
I communicated to the Board your position that unencumbered contracts were unavailable as interim security for the property report promises, and that you werenegotiating to cure a present default with Maitland, and to obtain financing from the United Bank of Denver for the recreational facilities and power, and that you believed that you needed all available contracts for this purpose. However, because of the limitation of actions, with regard to the Developer's Civil Liabilities and potential "personal liability" for each agent of the developer, as are contained in the Interstate Land Sales Act, I suggested that supplementary notice be given to the Owners of their rights under the Act, and that a Complaint be filed with H.U.D. for violation of the promises contained in the property report, unless you are in a position to provide security for completion of the facilities promised in the property report and/or a satisfactory alternate proposal.

Accordingly, this letter is in part formal notice of the Board's acceptance of my suggestion and a request to you for security or an alternate proposal, by October 5th, 1975. If our request is not honored, I will recommend that a Complaint be filed with the office of Interstate Land Sales and that all members of the Association be given specific notice of their rights under the Interstate Land Sales Act.

Unfortunately it's quite possible that much of the alarm is due to lack of communication. I strongly feel that a meeting between you, myself and perhaps Bill Babcock would be extremely beneficial, if we came out of that meeting with a good understanding of the developer's financial position. If you would have a day prior to October 5th, in which you could devote an hour to discussing the developer's position with either Bill Babcock or myself, I'm sure either Bill or I or both of us could arrange to be in Boulder, Obviously if we

Lynn T. Wells
September 18, 1975
Page 2.

understood your position and your abilities we would be less inclined to think in terms of lawsuits, H.U.D. remedies, reorganizations, etc.

Please let me know at your earliest convenience if there have been any developments subsequent to my past telephone conversation with you, or if there are any new proposals you care to make, and if you are willing to meet as outlined in this letter.

Thank you for your consideration.

Very truly yours,

Ball and Easley, P.C.

John W. Easley, Jr.

JWE/lt
cc: Ernie Conrad

BALL AND EASLEY, P.C.

ATTORNEYS AT LAW

201 EAST FIFTH STREET

LOVELAND, COLORADO 80537

TELEPHONE
(303) 667-2101

RICHARD W. BALL
JOHN W. EASLEY JR.

September 23, 1975

Board of Directors of
Retreat Landowners Association
Ernie Conrad
Glen Haven, Colorado

Dear Ernie:

Subsequent to the August 15th, 1975 Retreat Landowners Association Board Meeting, I have reflected on the various legal issues discussed at that meeting and per Mr. Angell's suggestion, conferred with Bill Babcock regarding same.

By now, I suspect you have received a copy of the letter I sent to Lynn Wells. The following are my present recommendations, Mr. Babcock concurs.

1. DEVELOPER-OWNER DISPUTE WITH REGARD TO BREACH OF PROPERTY REPORT REPRESENTATIONS FOR PROVIDING RECREATIONAL FACILITIES AND POWER TO THE 3rd, 4th and 5th FILING

Because of the developer's persistence in maintaining that his inability to form the promises given in the property report is due to his cash flow problems rather than insolvency in the balance sheet sense, and that he intends in good faith to perform his obligations, a threshold consideration for further recommendations would be determining his actual financial position. My letter to Lynn Wells of September 17th is perhaps optimistic in attempting to solicit this type of disclosure from the Developer. In any event, if Escape Properties does have assets in excess of liabilities, and has been conservatively managed, in terms of not paying excess salaries to officers of the corporation, etc., then it would perhaps be in the best interest of the Owners to work with the Developer in obtaining financing or other interim solutions to the cash flow problem. If, on the other hand the Developer is in such a financial position that it will never be able to perform it's obligations to the Owners or to other creditors then other actions such as an involuntary bankruptcy or a Chapter 10 reorganization under the Bankruptcy Act might be considered in order to prevent foreclosure on the blanket Deeds of Trust. Of course, determining the Developers financial posture would be very helpful in evaluating desirability of suing the Developer either under the Interstate Land Sales Act, or for a straight breach of contract.

Board of Directors of
Retreat Landowners Association
September 23, 1975
Page 2.

Under the Interstate Land Sales Act, the Developer's liability is limited to the difference in value between what the owner actually paid for his lot and any improvements thereon, and what it is presently worth. I would therefore suspect that damages to the Owners in the 3rd, 4th and 5th filing without power, would be greater and more easily measurable than damages to owners in the 1st and 2nd filing. Additionally, there is a time problem, in that owners must bring an action against a developer within one year after discovery of the untrue statement and in any event within three years, of the owner's purchase of the subject property. The applicable Sections are 1410 and 1412 of the Act, a copy of which I have enclosed for your information.

I have discussed at length the Retreat situation with John Franks a private attorney in Denver, who was formerly an attorney for H.U.D. He suggested that even if we did file a Complaint with H.U.D. the only action taken will be a censure of the Developer with a recommendation that the Owners pursue their own remedies under the Land Sales Act, because of the type of violation and because the Homeowner's Association consists mostly of local people with the financial ability to pursue their own remedy. I further inquired of him what his fees would be to file a Complaint, and if necessary sue under the Interstate Land Sales Act. He indicated that he charges at \$50.00 per hour and would estimate his work for a Complaint would be under \$500. He also indicated that if suit were instituted he would want a retainer of One Thousand dollars, and would anticipate a fee of between \$1,500.00 and \$3,000.00.

If Lynn Wells does not favorably respond to my letter of September 17th 1975, I would recommend that notice of the breach under the property Report, and the Owners Rights under the Interstate Sales Act be given to all members of the Association.

2. ENFORCEMENT OF LIENS FOR FAILURE TO PAY DUES-
PRESENT LEGAL STANDING OF THE RETREAT LANDOWNERS ASSOCIATION

Bill Babcock and I discussed at length the Board's direction that I file the Articles of Incorporation, and By-Laws of the Association with the Clerk and Recorder for Larimer County. Bill concurs with me in believing that filing these documents would in no way be of assistance, accordingly for the present, I am not going to follow that direction. Of course, you can do so on your own initiative if you so desire.

Upon consideration of the restrictive covenants and present status of the Homeowner's Association, Bill and I noted serious omissions

Board of Directors of
Retreat Landowners Association
September 23, 1975
Page 3.

that impair the ability of the Association to act as it was intended e.g., no requirement that owners in the Retreat be members of the Retreat Landowners Association, and no provision for liens whatsoever that could be legally entered. Accordingly, recommendations for the future of the Association and for the benefit of all owners is that the restrictive covenants be amended by addition to provide for compulsory membership in the Retreat Landowners Association, together with provision for liens and the form of liens and the procedure for enforcing same. As was noted at this year's annual meeting, it would be necessary for consent of all Owners to change the covenants. However, additions to the covenants, would be enforceable as against those who actually signed. Hopefully, with proper promotion, at least 75% of the Owners would participate. Proposing additional amendments should be given serious consideration by the Board, in that if we act now it will provide a much more viable entity for the protection of every one in the future.

Estimated attorneys fees for conferring with the Board and drafting additional covenants would be between two hundred and three hundred dollars. However, there may well be substantial cost in supervising mailing and copy work and recording cost, as much as an additional one thousand dollars.

3. ATTORNEY-CLIENT-ASSOCIATION RELATIONSHIP

Representing an Association is sometimes a difficult practical task, because of the potential for many and varied interests on the part of the members of the Association. When the attorney is, in fact a member of the Association, there are certain benefits and detriments that accrue. One benefit is perhaps the familiarity and common interest that a member-attorney has with the Association. A detriment is a lack of objectivity that may be possible because the attorney-member's interests are not necessarily those of the entire Association or because of misunderstanding or sensitivity with regard to fees to be charged, services to be performed, etc. Quite frankly, I feel that the Association needs legal representation, at this point in time, but I'm not by this letter soliciting employment. I have checked with Mr. Babcock, and he or I or both of us would be more than happy to represent the Association, or recommend counsel.

Strict legal representation is expensive, but is also probably necessary at this time. By way of illustration only I have enclosed bills prepared by my Secretary, based on my time slips involved in Association work at \$40.00 an hour.

The bill reflects legal fees in excess of \$200.00 and is exclusive of approximately three hours spent after the billing date. Though the bills were prepared, I have not submitted them, as they are

Board of Directors of
Retreat Landowners Association
September 23, 1975
Page 4.

frankly too high for an undefined relationship. Accordingly I am revising that billing by this letter and as noted thereon, to \$100.00, I feel this is a reasonable assessment for services rendered.

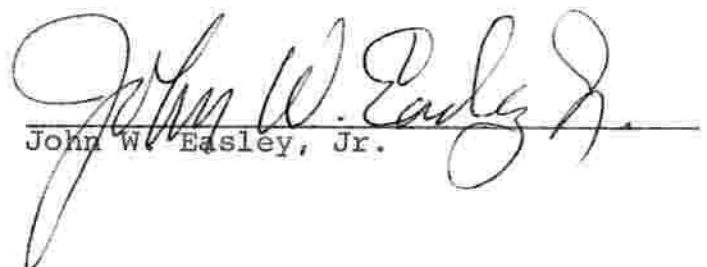
The point of all this is to suggest that a part of good legal representation is advising the client, how expensive that representation will be in order to allow the clients to independently assess the business necessity of the representation. I have tried to give some assessment on the lien problem and the Developer problem above.

I spoke with Bill Babcock, and he and I would be more than willing to work as co-counsel for the Association at an hourly rate of \$40. I, personally am more than willing to work on a consultation basis with the Board on a non-fee basis, provided however, if written reports or "representation" (meaning that I hold myself out to third parties as the Association's attorney) is required that would be charged to the Association on a strict hourly basis.

I hope the above has been of some help. If you have any questions or need any further clarification, please don't hesitate to give me a call.

Very truly yours,

Ball and Easley, P.C.


John W. Easley, Jr.

JWE/lt

BALL AND EASLEY, P.C.

ATTORNEYS AT LAW

201 EAST FIFTH STREET

LOVELAND, COLORADO 80537

TELEPHONE
(303) 667-2101

RICHARD W. BALL
JOHN W. EASLEY JR.

October 24, 1975

Board of Directors
Retreat Landowner's Association
c/o Ernie Conrad
Glen Haven, Colorado

Dear Ernie:

Pursuant to my letter to Lynn Wells of September 18, 1975, and to the Board of Directors of the Retreat Landowner's Association dated September 23, 1975, I did, in fact, meet with Mr. Wells in Boulder on October 16, 1975. The discussion pertained to Escape Properties' non-performance of its obligations to owners in the Retreat with regard to the stables and tennis court and the providing of power to the third, fourth and fifth filings. Our discussion also concerned Escape Properties' present financial position, and remedies available to the owners. Mr. Wells indicated that it was quite likely Escape Properties Limited would be filing a petition under Chapter 10 of the Bankruptcy Act for a corporate reorganization. He indicated that filing was eminent although final decision to invoke relief through the Bankruptcy Courts had not, at that time, been made. He further informed me that he would give me immediate notice if Escape Properties does, in fact, file.

Simply stated, the corporate reorganization under Chapter 10 of the Bankruptcy Act is not a bankruptcy but rather a proceeding to allow the Petitioner or a trustee appointed by the Bankruptcy Court to reorganize the petitioning debtor in a manner that would be most beneficial to all creditors concerned. In the case of Escape Properties it is likely that a Trustee would be appointed, that ultimately power would be provided to the third, fourth and fifth filings, but that no provision would be made for the tennis courts and stables.

Mr. Wells represented that the financial position of Escape Properties is roughly as follows:

Assets: 725 acres of unplatted land	
in the Retreat worth approximately'	395,000.
\$475.00 per acre -----	\$ 245,000.00
20 lots worth approximately	
\$10,500.00 per lot -----	\$ 210,000.00

UNENCUMBERED CONTRACT	250,000.
Sale contracts due from	123,000.
Retreat Landowners -----	\$ 73,000.00
Total Assets	\$ 938,000.00
Liabilities:	628,000.00
First Deed of Trust to Maitland -----	\$ 597,000.00
Second Deed of Trust to MCL -----	\$ 160,000.00
Account payable to Estes Park -----	\$ 10,000.00
Estimated cost of supplying power to the third, fourth and fifth filing -----	\$ 75,000.00
Total Liabilities	\$ 842,000.00

The problem, however, according to Wells, is that the income off of the contracts is not sufficient to meet Escape Properties' obligations as they become due. Specifically, the Maitland note is in default with regard to a \$90,000.00 payment that was due in June, 1975, and a Court supervised foreclosure is eminent. Also, the note to MCL in the amount of \$160,000.00 is in default and Wells is a personal guarantor of that note. According to Wells, suit on the note without foreclosure has been commenced against Escape Properties and Wells, individually. Wells further represents that because of the tight money economy, he has been unable to discount or negotiate the contracts in order to obtain cash for current obligations.

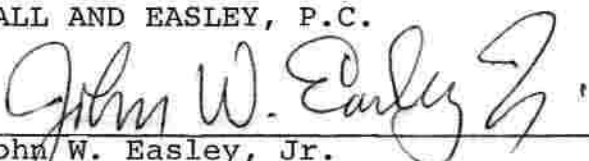
If, in fact, a petition under Chapter 10 of the Bankruptcy Act is filed, the landowners' interest will, in all likelihood be protected by the Court and trustee, at least to the extent of providing power. Accordingly, I will not inquire further or make further recommendations until it is determined whether or not Escape Properties, Ltd. is going to seek relief in the Bankruptcy Court. As I indicated to you in my letter of September 23, 1975, a proceeding under Chapter 10 may well be in the best interest of the landowners considering all of the circumstances.

Inasmuch as I will be out of the state on October 26, 1975, I will be unable to attend the scheduled Board meeting. Pursuant to our prior telephone conversation, I have enclosed an itemized statement of time spent on RLA matters.

Best regards.

Yours very truly,

BALL AND EASLEY, P.C.


 John W. Easley, Jr.

JWE/clb
 Enc.

September 26, 1975

Mr. Ernest D. Conrad
President
Retreat Landowners Association
Box 28
Glen Haven, Colorado 80532

Dear Ernie,

The interim Architectural Control Committee has had three meetings, the minutes of which have been sent to you for the Board of Directors.

As a result of these meetings, the following five names are submitted for appointment to the permanent committee:

~~Laurence Nichols~~
Edmund Richards
Gerald Spencer
Lloyd Angell
Dennis R. Bicknell

Laurence Nichols

D.R. Bicknell
D.R. Bicknell

DRB/dc



RETREAT LANDOWNERS ASSOCIATION, INC.

INTERIM ARCHITECTURAL CONTROL COMMITTEE

MINUTES

The second meeting of the Retreat Landowner's Association Interim Architectural Control Committee was held on Sunday, September 14, 1975 at 3:15 P.M. at the office of Ernie Conrad Real Estate, Glen Haven, Colorado. The following people were in attendance: Ernie Conrad, Jerry and Sunny Spencer, Dennis Bicknell, Dr. Edmund Richards and Lloyd Angell. Bill Rosenberg was unable to attend, and Ernie announced that Bill had told him he didn't have the necessary time to devote to the Committee, and, therefore, was resigning.

Ernie Conrad explained that the Architectural Control Committee is now in a period of transition from Escape Properties, Ltd. control to the Retreat Landowner's Association control. The Landowner's Association will take over from Escape Properties, hopefully, by November 1st or 15th, 1975, rather than January 1, 1976. Three new members will be appointed to the Committee of Record, according to the protective covenants, to replace Lynn Wells, Rod Romero and John Young, who, in turn, will resign from the Committee of Record.

The duties of the A.C.C. were then discussed, and there was some discussion that the Committee should serve as an advisory board, informing people of the building requirements and offering helpful advice to landowner's getting ready to build. The Committee also must approve all A.C.C. Driveway and Bridge Construction Forms and all A.C.C. Cabin Construction Forms. Samples of these forms were passed around so that all members might become familiar with them. Discussion followed on whether people should have to wait 30 days for approval of construction permits, as it is stated in the Covenants of the Retreat. Jerry Spencer felt that with such a short building season in the mountains, a 30 day waiting period for approval could result in the loss of a month's valuable building time. Ernie Conrad stated that he felt preplanning was the most important aspect of building in the mountains and that people should have their plans drawn up far enough in advance to submit their permits at least 30 days ahead of the time they plan to start construction.

A discussion was held as to the number of people that should be on the A.C.C. It was felt that three members and two alternates should be sufficient. It was stated that the Bylaws read that the President must officially designate or establish all committees of the Landowner's Association. Ernie Conrad stated on June 29, 1975, at the R.L.A. Board Meeting, an Interim Architectural Control Committee was officially formed with Bill Rosenberg as Chairman.

Opinions were then expressed as to who should be on the Committee. Lloyd Angell said that he felt that Dr. Richards, Jerry Spencer and Dennis Bicknell would be good choices for the Committee as they all are in the process of building or have built cabins in the Retreat, and, therefore, should be more familiar with many of the problems that arise concerning building. They also are interested in the work of the Committee and have sufficient time to devote to the Committee. Laurene Nicholl and Lloyd Angell were also suggested as they are also interested in serving on the Committee.



RETREAT LANDOWNERS ASSOCIATION, INC.

INTERIM A.C.C. MINUTES, September 14, 1975

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Ernie Conrad stated that the Committee should meet again as soon as possible and decide who the permanent Committee members are going to be. He also suggested that later a letter should be sent out to all the landowners telling them about the new Committee and about the various forms that must be filled out prior to building, putting in driveways, etc.

It was decided that the Committee will meet again on Saturday, September 20, 1975 at 6:00 P.M. at the cabin of Dr. Richards in the Retreat. At that time a new Chairman will be elected. Everyone was given a copy of the Protective Covenants and construction forms and asked to read them over before the next meeting. The Committee will also have copies of various letters that have been sent out dealing with architectural control.

Everyone present was asked to write down their name, address and phone number on a sheet of paper that was passed around. This was then xeroxed and each member given a copy to facilitate communication between Committee members. Lloyd Angell had to leave at this time.

Trailers in the Retreat were then discussed and it was explained that each month a list is compiled of all trailers in the Retreat and, therefore, when the sixty day period of allowance for trailers is violated, a letter is then sent out to the landowner who is in violation. A letter is presently being sent to Markham, who has had a trailer on his land for 92 days.

Walter Belz construction was discussed. It was pointed out that he has already started building and that his driveway is in.

Claude Camerzell's cabin construction form was approved by Escape Properties in July. It was brought out that James Persichetti gave his driveway form to Mike Nordstrum, a salesman, for Escape Properties, Ltd., who then let the form sit on his desk for quite some time. Persichetti is getting conditional approval on his form, stating that his driveway must be cut back as it will never reseed with the 90° angle out into the hillside now.

Jerry Spencer asked about the banks on Black Creek. Ernie Conrad stated that Phil Stewart had regraded it recently and is planning to reseed it, also.

Before adjourning the meeting, Ernie Conrad appointed Dr. Ed Richards to serve as temporary Chairman of the Committee for the coming week, until the Committee elects a regular Chairperson.

The meeting adjourned at 5:30 P.M.

Respectfully submitted,

Betty Swanson
Secretary - E.C.R.E.

Interim Architectural Control
Committee Minutes

The IACC held its third meeting at Dr. Ed Richards cabin, The Retreat, September 20 at 6 P.M. Present were Mrs. L. Nichols, E. Richards, E. Conrad, G. Spencer, and D.R. Bicknell. Dr. Richards, IACC chairman, opened the discussion for membership of the permanent committee. Mrs. Nichols indicated her desire to serve on the permanent committee. Ernie Conrad explained that letters of appointments for new members will come from the incumbants, along with the incumbants' letters of resignation. Ernie also furnished all present with additional samples of ACC forms and replys.

After discussion, it was agreed that:

Lourane Nichols, Ed Richards, Jerry Spencer, Lloyd Angell and Dennis Bicknell would constitute the RLA ACC.

A letter stating this would be prepared and sent to the President, R.L.A.

Providing the R.L.A. Board approves the ACC membership, Escape Properties will be contacted to prepare the letters of appointment and resignation.

D.R. Bicknell serve as chairman of the R.L.A. A.C.C. and Lourance Nichols as secretary.

A letter be sent to landowner Lynn T. Wells concerning his violation of Covenant 17.

Another meeting of the committee be held about October 11, with discussion of the first seven covenants and any other appropriate items for consideration.

The meeting was adjourned at 8 P.M. by Chairman Ed Richards.

Respectfully submitted,

D.R. Bicknell

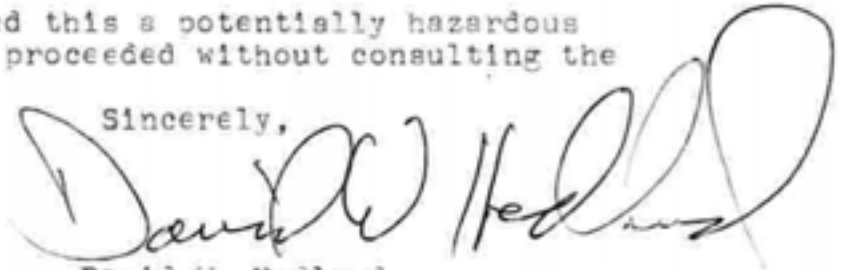
October 25, 1975

Dear Members of the Board:

The first set of high winds in October resulted in a third year killed beetle tree on Lot 4 falling and resting on a hot power line. So on October 10th I called EPL&P to shut off the power. They did so, and Tom Quinn and I felled the problem tree and two other dead trees adjacent to the line.

I considered this a potentially hazardous situation, so I proceeded without consulting the board.

Sincerely,

A handwritten signature in cursive script, appearing to read "David W. Hedlund". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

David W. Hedlund



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

November 23, 1975

The meeting of the Board was called to order at 12:30 pm on November 23, 1975. Ernie Conrad, Dave Hedlund, and Mike Harris were present. Bill Rosenberg and Lloyd Angell were absent. Guests attending the meeting were Mr. John Easley, Mr and Mrs Spencer, and Mr. and Mrs. Persicatti. Mary Howarth arrived later. Mr. Bill Babcock also attended the meeting.

Announcements

Ernie Conrad announced that there is a late Elk season this year. It is from Dec. 13-Dec 21.

Secretary Report

Ernie Conrad stated that he wants to review the minutes before they are sent out. Dave Hedlund stated that this is a procedural irregularity. The minutes shouldn't be changed by the President before they are sent out, but should be read by all board members and approved or disapproved (corrections made) at the next meeting. Mr Babcock stated that the usual procedure is to include any corrections or insertions in the minutes of the next meeting. The minutes should be the first item on the agenda of the board meetings.

Ernie requested that an insertion be made in the minutes from the last meeting under Road Maintenance. The addition is that Ernie is not to talk to Griffith about snow removal procedures as Griffith is aware of how to do a good job. Ernie moved that the minutes be approved with the above insertion. Mike Harris seconded. Motion carried.

Discussion of EPL's Foreclosure and the RLA's Position

John Easley began this discussion by reporting the advantages of having one or two attorneys represent all the defendants in the foreclosure. John plans to work with Bill Babcock in defending the clients. They met with Maitland's attorney to consider various proposals. One consideration is for the RLA to take over Escape Properties interest. This would involve more daily responsibility for the RLA. There was a general opposition to this idea by the board and guests. A second possibility that John related would be to give back to Maitland all the unplatted land and unsold lots, and then the RLA pay off the lots that are still under contract, by the landowners getting independent financing. A request could be made to Maitland to have a year to collect the money.

Ernie Conrad asked if having land contracts signed over to Maitland is a possibility. John said it is.

Ernie felt a letter should be sent to landowners, informing them that we have two attorneys available for representation. John Easley requested the Board to consider Bill Babcock as co-counsel.

Ernie Conrad stated that the RLA should be included in the foreclosure notice. If we are included, we will be a party like all the other people. Bill Babcock said that by being named in the foreclosure the RLA has standing to appear in court and protect its interests. John commented that by representing the RLA organization they are protecting the common interest, not the individual interest.

Ernie Conrad moved to retain John Easley and Bill Babcock to represent the RLA and request through John and Bill that we be made a party to this civil suit and we take an active role in representing the RLA to protect the RLA interests. Mike Harris seconded. Discussion occurred on this motion as to whether it should be more specific. Dave Hedlund proposed an amendment to make the motion more specific, but it was voted down by the board. Ernie proposed an amendment to make the motion more general, but then withdrew it. Ernie then requested a vote on the motion on the floor. Motion carried.

1976 Budget and Annual Meeting

Ernie Conrad reported that he made reservations at the Holiday Inn for the annual meeting, Jan. 17, 1976. There will be a cash bar and then a banquet following the meeting. The meeting will start at 1:00 pm and not last more than four hours. Registration is at noon. Members will update their dues when they arrive or not vote. Proxys will be taken care of before the annual meeting. At the registration an agenda will be distributed and money collected for dinner. Ernie will possibly hire a parliamentarian. Ernie has secured an executive day room for the board's organization and meeting at 10:30 am the day of the annual meeting. In regards to the banquet dinner, the price will be \$ 6.50. Board members and spouses or guests will receive free dinners.

Ernie moved that the 1976 annual budget prepared by Mike Harris be approved. Mike Harris seconded. Motion carried. The budget will be sent out with the annual meeting letter.

Ernie Conrad motioned that a \$ 40.00 1976 annual dues be assessed. Mike Harris seconded. Motion carried.

Treasurer's Report

Mike Harris presented the annual budget as described above.

ACC Report

Dennis Bicknell was not present to give a report.

Road Maintenance

Ernie Conrad reported that after substantial snows, Filing one should be plowed and Filing two up to Spencer's with a double sweep. Filing three should be plowed up to the turnoff at Bulwark Ridge (double sweep). In a major storm Filing one and two should receive a double sweep and Filing 3,4, and 5 a single sweep.

Landowner's Request

Ernie Conrad reported that one of the Landowner's has requested the names and addresses of all the landowners. The feeling of the Board is that it is not our place to give this information out to people. It would be an invasion of privacy to landowners. Mike Harris suggested a letter to the landowner stating that if he would like to contact all landowners he should do so through the Board.

Adjournment

The next meeting date was set for December 7, 1975 at 12:00pm at Mike Harris' cabin in The Retreat. The meeting was adjourned by Ernie Conrad at 6:10 pm.

Respectfully Submitted,

Marti Hedlund

Marti Hedlund, Secretary



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

December 7, 1975

The meeting commenced at 12:00 pm with the following Board members present: Ernie Conrad, Lloyd Angell, Dave Hedlund, and Mike Harris. Bill Rosenberg was absent.

Announcements

Ernie Conrad announced that it is only six days until Elk hunting season. He expects thirty-five hunters. Mr McMohan has permission from Ernie to park his car at the end of the fifth filing and hunt in the Nat. forest from there. Lloyd Angell inquired about having someone patrol the Retreat as a job. Ernie replied that the Sheriff drives through the Retreat every day.

Approval of Minutes and Discussion of EPL Foreclosure

The minutes of the last meeting were reviewed with Lloyd Angell. Discussion occurred with Lloyd about the foreclosure in order that all Board members would be more knowledgeable of current interactions at the annual meeting.

Beetle Control was also discussed; Ernie feels that we should continue with the program. Ernie also mentioned that this year new Board members will assume office immediately after the annual meeting. Ernie also emphasized that we should get insurance to protect us in case of suit. Lloyd Angell volunteered to check into insurance coverage for the Board and the whole Retreat Landowner's Assoc.

Lloyd Angell moved to approve the minutes of the last meeting. Dave Hedlund seconded. Motion carried.

Ernie Conrad inserted a request that Woodchuck Ind. clean up the "wood lot" (from Beetle Control this summer) by Dec. 31.

Discussion of Annual Meeting

Ernie Conrad stated that the most important thing at the annual meeting is to be a unified Board. There will be an executive meeting at 10:00 am the day of the annual meeting at the Holiday Inn. The agenda for the annual meeting is as follows: 1) call to order 2) announcements 3) secretary report 4) ACC report 5) Beetle Control report 6) treasurer report 7) report from John Easley 8) election of two Board members 9) questions from the floor (new business).

RLA Mailing

The Board members and the corresponding secretary proceeded to lick, address, and stamp envelopes to all the landowners, announcing the annual meeting.

Bills

Ernie Conrad submitted a bill for milage and miscellaneous expense. Lloyd Angell submitted a bill for phone and milage.

Adjournment

The meeting was adjourned by Ernie Conrad at 4:30pm. The next meeting date will be Jan. 17, 1976 at 10:00 am at the Holiday Inn.

Respectfully Submitted,

Martha Hedlund, Corr, Secretary