



# RETREAT LANDOWNERS ASSOCIATION, INC.

## THE SEVENTH ANNUAL MEETING

January 13, 1979

The Holiday Inn, Estes Park, Colorado

Ernie Conrad, RLA President, opened the meeting at 1:15 P.M. by welcoming all present and introducing the board members and committee heads. There was a total of 37 landowner units present and 21 proxies represented. The proxies were then distributed. The election of board members will be done by written ballot.

Ernie Conrad announced that the rezoning request for Lot 16 Crozier Mountain Subdivision number 2 was denied. Therefore Curt Smith (planning representative for Walter Maitland) will not speak today. Sonny Spencer asked for the reasons for denial. Ernie explained that he had not read the minutes of the County Commissioners meeting. The reasons may be geological hazards such as flood plain location and water and sewer problems. This piece of property is still zoned o-open. Walter Belz said that the landowners who went to the first rezoning request deserve a thanks for their efforts. There was applause.

## APPROVAL OF MINUTES OF THE 1978 MEETING

Ernie Conrad asked if there were any additions or corrections to the minutes of the 1978 meeting. There were none. Ernie entertained a motion that the minutes be approved. Dr. Porter so moved. Ed Richards seconded. The motion was approved. Marcella Bicknell asked that everyone send changes of address to her in order to keep the mailing list current.

## TREASURER'S REPORT

Mike Harris submitted a written treasurer's report which is attached to these minutes. Mike explained that although \$5000 was budgeted for road maintenance the expenditure for this service was \$6156.32. This was due to a bill payable to Biser Construction Co. left over from flood reconstruction in 1977 but not paid until 1978 due to lack of funds. Also at the May Board of Directors Meeting the board amended the budget to compensate for a 3 year insurance premium of \$2597. Since The RLA now has a 3 year prepaid premium the insurance budgeted has dropped for 1979. The RLA has budgeted \$12,950 for expenses in 1979. This is close to the same amount which was spent in 1978. If this amount were divided by about 208 landowners it would be about \$60 per landowner unit. The assessment is lower because the money collected in 1976 as a special flood assessment of \$90 is now coming back to the landowners in an assessment lower than what is actually being spent. John Spidell asked for the type of insurance held by The RLA. Mike answered that this insurance includes a surety bond, liability on the roads and common areas and liability for errors and omissions for the officers. Mr. Spidell asked about the status of delinquent assessments. Mike answered that we had the largest collection of delinquent accounts when a number of lots which had been involved in the law suit a few years ago changed hands. Mike commended Ernie Conrad for his work in reducing these delinquent assessments. There are about 25 landowner units on the delinquent list at this time. There are about 12 who owe for the past year and several whose addresses are unknown. The RLA has hired a lawyer to set up the documentation necessary to put liens on these past due assessments and reminders are sent often.

Mike reported that the annual audit is complete and on display for inspection. The tax form 990 for tax exempt organizations is completed and on display for inspection.

## ARCHITECTURAL CONTROL COMMITTEE

## THE RETREAT LANDOWNERS ASSOCIATION

### SEVENTH ANNUAL MEETING

January 13, 1979

page 2

#### ARCHITECTURAL CONTROL COMMITTEE

Dennis Ricknell reported that there are three cabins under construction at the present time. Another pond had been dug off Dunraven Glade Rd. This belongs to Dr. and Mrs. Ed Richards. The landowners were very cooperative this year concerning the covenant on trailers. There is now one vacancy on the ACC and two members are running for the Board of Directors. One landowner has written expressing an interest in serving on the ACC. The current members of the committee are Jerry Spencer, Ed Richards and Laurene Nicholl. Jerry Spencer asked for the number of cabins in The Retreat at the present time. There are 37 cabins complete or under construction.

#### MAIN ENTRANCE DEVELOPMENT

Ernie reported that two rezoning requests for the main entrance piece of land have been denied. The land is currently zoned o-open. This land is owned by Walter Maitland, a Retreat landowner. About 6-8 months ago a request for rezoning from o-open to t-tourist was denied by the County Commissioners. In late October of 1978 there was another application for rezoning from o-open to El-estate. This was presented to the Board of Directors by Curt Smith, planning consultant for Mr. Maitland. The Board of Directors sent a letter to the County Planning Department saying that the RLA had no objection to this residential use. The Planning Department recommended this rezoning to the County Commissioners. The request was denied by the County Commissioners. At this time there is nothing pending on this matter. Ernie opened the floor to discussion. Mrs. Bennett asked what o-open allows. Ernie explained that this concerns lots of 10 acres or more and allows certain limited types of commercial use such as a business in the home. Walter Belz asked why the second request was denied. Ernie replied that he does not know the reason. It may be geological hazards such as flood plain location and water and sewer problems. Jerry Spencer said that those who objected to the first request were from The Retreat. The request was turned down on sanitation. Jerry continued that if this point were worked out there could be a request for t-tourist again, therefore The RLA Board of Directors supported the El-estate request. Jerry said that the newsletter was an off shoot of the landowners not being well informed about what is happening. Jean Richards asked if part of this land is open to the public. Ernie answered that there is a 55 foot roadway but cappers should not be in there as it is private property. Sonny Spencer asked if we could contact Mr. Maitland to see if a sign could be posted there stating no picnicking. Mr. Maitland was present and explained things that had happened on undeveloped land in the past, therefore, he felt that the entrance to the Retreat would be protected by development. He was going to subdivide this piece of land and perhaps enter into another agreement with the RLA. The County demands subdivision before the zoning and this is not possible mainly due to the cost involved. Mr. Maitland continued that he wanted the El-estate zoning first and then submit a subdivision plan but the county wants it the other way around. He said that at this point he is not interested in subdividing and will sell the land.

Tom Bennett then asked if the pond at the top of Black Creek has been rebuilt. Ernie said that it has been rebuilt. Dr. Bennett said that after the flood there was talk that this pond contributed to the flooding of Black Creek. Jerry Spencer then explained that Lake Estes was raised by 100 feet in four hours by the amount of water that fell therefore, the amount of water in the pond was negligible.

Mr. Slade asked what t-tourist means. Ernie answered that downtown Glen Haven is zoned t-tourist. It is commercial, tourist uses.

THE RETREAT LANDOWNERS ASSOCIATION

SEVENTH ANNUAL MEETING

January 13, 1979

page 3

RECAP OF THE YEAR

1. Dunraven Glade Rd. and bridge rebuilt by the Forest Service and funded by the Federal Government.
2. 341 beetle trees treated
3. new main entrance sign
4. Miller Fork Stream stocked with trout
5. Joint agreement with Mr. Maitland concerning the 35 acre parcels west of filing 5
6. summer picnic
7. pay phone installed at the Rockbrock Museum
8. coordinating with different areas pending development ( main entrance, 35 acres west of filing 5, 40 acres of Forest Land).
9. changed by-laws to hold the annual meeting in July or August
10. 37 cabins completed or under construction, 9 year round residents

ROAD MAINTANANCE

Al Matlock reported that \$800 was spent for snow removal last winter and \$240 this winter with more snow to be removed. The spring clean up which includes cleaning ditches and culberts and grading the roads was \$2500. The rear entrance was repaired at a cost of \$453. It has been a very bad winter and equipment has not been working well due to the extreme cold and snow. Al then explained that anyone buying culvert would be well off to purchase steel instead of aluminum. Reflectors should be placed at each end of a culvert to avoid being hit by the grader. Al informed the landowners to call him if needed at 586-2504. Suggestions or questions should be put in writing and mailed to Al Matlock, Box 73, Glen Haven, CO.80532. These written suggestions will be put on a priority list. Al then asked for questions. Sonny Spencer suggested that the snow plow lower the blade and remove the film of ice on the road. Al explained that the truck with the snow plow works when it's not so cold and there's not so much snow. The ground is very cold and has not warmed up enough to break the crust of ice. When it gets so cold the metal on the equipment becomes brittle and tends to crack. Dick Vesely; asked if Black Creek Road is back to normal now. Al explained that the wooden bridge has been replaced by a double culvert and the road is in good shape. Al explained that the snow removal policy is to call the plow if there is 3" of snow at his house.

20 MPH

Mr. Dobson suggested that visitors be cautioned against speeding at the back entrance and perhaps installing a speed limit sign at the entrance. Frank Horn lives at the back entrance and is a Retreat Landowner. He spoke on behalf of the people living at the back entrance and asked for a slower speed at this entrance. Mike Harris suggested putting a reminder of the speed limit in the next newsletter. There was more discussion on the speed limit.

EVERYONE IS URGED TO OBSERVE THE SPEED LIMIT IN THE RETREAT.

Jim Persichetti suggested using a security force during summer holidays to discourage visitors from using private land. Ernie replied that landowners can call the Sheriff's office prior to holidays and ask for more patrols.

Jerry Spencer asked if there is any potential for our getting a piece of road equipment and hiring a driver. Al answered that a snow plow alone is inadequate and a grader would cost about \$30,000. Ernie said that this has been considered. Used equipment could be found for about \$5000. It is his (Ernie's) opinion that more money would be spent on maintainance and insurance than by contracting the work.

Al asked the landowners to help with spring cleanup and varathaning the signs.

## THE RETREAT LANDOWNERS ASSOCIATION

### SEVENTH ANNUAL MEETING

January 13, 1979

page 4

There was a 20 minute coffee break.

The meeting reconvened. Ernie appealed to the landowners to volunteer for the various committees.

### BEETLE CONTROL

Cheryl Fellhauer submitted a written beetle control report which is attached to these minutes. She then reviewed this report. She then reported that the beetle tree marking for 1979 will take place on January 27, 1979. The tree markers will meet at 9:00 A.M. at Ernie's office in Glen Haven. Lunch will be provided by the RLA for all volunteers. Coe and Higby will do the wood cutting and removal. Cheryl said that she enjoyed serving on the 1978 beetle control program and will assume these duties for 1979. She asked for an assistant who would be willing to assume the beetle control program in 1980. Mrs. Bennett thanked Cheryl for her work. She then reported that there is a preventive treatment to protect trees from the mountain pine beetle. This is a spray called sevin. Ernie replied that this is a preventive spray effective for one year and it is applied to healthy trees before the beetles fly. Dr. Richards suggested that landowners interested in this treatment pool together and try to get a discount rate. Jerry Spencer pointed out that reports have indicated that the continued cold weather may help in reducing the number of beetles.

A letter concerning beetle control is being sent to all landowners with these minutes. In the past this letter was sent only to those landowners with infested trees on their lot. Because there was some confusion over this in 1978 the letter is going to all landowners. It does not necessarily mean that there are infested trees on your lot.

### NEWSLETTER

Ernie announced that the Board of Directors changed the newsletter format at the November 1978 board meeting. This was a direct result of comments on the survey paper sent to all landowners. The plan is to send a newsletter when the need arises or on a tri--yearly basis. The cost of this must be considered. Ernie urged the landowners to send any information to Marcella Bicknell. Ernie then asked for comments on the newsletter sent with the meeting notice. Tom Bennett and Ed Richards both replied that it was excellent and helpful. Mr. Tomlin suggested looking into a bulk rate for postage. Ernie replied that we are looking into this. One disadvantage of bulk mailing is that those not deliverable are not returned and this is one method of keeping the mailing list current.

### ELECTION OF BOARD MEMBERS

Ernie explained that each year we elect board members. Three board members will be elected this year and two board members next year. Each term is for two years. If a board member resigns the board can appoint a landowner to fulfill the term of the resigning board member until the next general meeting. The terms of Ernie Conrad, Mike Harris and Bill Masters expire today. The by-laws may have to be changed concerning length of terms to accommodate for changing the date of the annual meeting to July or August.

Ernie then called for nominations from the floor. He asked that each nominee give a one minute speech.

A roll call count of landowner units was taken. The number of landowner units present was 37 plus 21 proxies. Mr. Spidell made a motion that the nominations be closed. Dr. Porter seconded. The motion was approved.

THE RETREAT LANDOWNERS ASSOCIATION

SEVENTH ANNUAL MEETING

January 13, 1979

page 5

Short speeches were given by the nominees. Ernie then thanked all the nominees for their participation. The voting proceeded. Dennis Bicknell and Al Matlock collected the ballots and counted the votes. The new board members are John Barlow, Ed Richards and Tom Bennett. Cheryl Fellhauer thanked Ernie, Mike and Bill for doing an excellent job on the board of directors. There was a round of applause.

OLD BUSINESS

Ernie announced that a committee for by-law changes will be needed.

The Miller Fork Stream was stocked with 420 cutthroat and <sup>500</sup> rainbow trout from the back entrance to past the fifth filing. This stocking cost \$532. Ernie then said that the stream stocking is not budgeted for 1979 and asked for comments. There was discussion and it was decided that the fish population is high at this time and the stream stocking should be delayed.

NEW BUSINESS

Land Development Adjoining The Retreat

Ernie reviewed the situation with the developed land west of the fifth filing. A map showing four of the 35 acre parcels was on display. The RLA has finalized an agreement between Mr. Maitland, Bulwark Ridge Owners Association and The RLA. The document with an addendum is in the official minute book and available for anyone to read. Mr. Maitland then gave a brief background for the decision to develop the 700 acres west of filing 5. He said that he had been a cattle rancher with a great love for this area. Once the road through Dunraven Glade was declared public, the cattle operation could not continue there and he was forced to subdivide. He said that it has been his desire to see a low density type of area and was disappointed when Lynn Wells (Retreat developer) didn't follow through with this. Because he feels that mountain areas should be low density, this 700 acres has been subdivided into 35 acre plots instead of 2-3 acre plots. Mr. Maitland said that he is glad to work with the RLA on our common problems.

Forty Acres of Forest Land

At the last annual meeting a resolution was passed instructing the board of directors to pursue acquiring the 40 acres of forest land located within The Retreat boundaries. The board did pursue this matter but was unable to acquire a suitable piece of land to trade with the Forest Service. Mr. and Mrs. Ed Davis became aware of this 40 acre plot and is negotiating with the Forest Service to trade a plot of their land for the 40 acres of forest land. The Davis' have sent a letter to the RLA Board of Directors expressing their desire to be "good neighbors". They explained in the letter that they wish to acquire the land, build one cabin for their personal use and become dues paying members of THE RLA. If they should ever decide to sell the land the RLA would be given first option. If they should decide to subdivide the land there would not be more than 4 parcels. This letter is in the official minute book and available for anyone to read.

Rocky Mountain Metropolitan Recreation District

Certified letters have been sent to Retreat landowners from the RMMRD. Everyone will receive this letter. The Retreat was included in this taxing district when it was set up several years ago. The area was not taxed because it was agricultural. Now that the area has become residential the RMMRD wants to tax the residents. There was a lengthy discussion on this matter with many suggestions made by various landowners. Jim Beal made a motion that the RLA Board of Directors ask for an exclusion from the RMMRD taxing district and pursue the necessary remedies to do this. Mrs. Skinner seconded. There was more

THE RETREAT LANDOWNERS ASSOCIATION

SEVENTH ANNUAL MEETING

January 13, 1979

page 6

discussion on the motion. Ed Richards asked Mr. Beal if his motion includes having the board acquire legal assistance. Mr. Beal answered yes. The discussion continues. The question was called by John McAfee, and seconded. The landowners were in favor of ending the discussion. The motion was voted and approved.

Soil Conservation District

Ernie reported that in the past the RLA has purchased seedling trees and shrubs to plant along the roadways in The Retreat. Due to lack of participation in 1978 this program has been discontinued. He then urged the individual landowners to purchase these seedlings for their own lots. Mr. Vesely said that this is a small investment for the future on their property. Information on transplanting seedlings is available from The Soil Conservation District or your County Agent.

LANDOWNERS COMMENTS

Ernie opened the floor to comments by the landowners. Jerry Spencer commented that some telephones have been installed in The Retreat at an installation rate of \$35. These are on Dunraven Glade Rd. Jerry said that the phone Company might install more lines into The Retreat if more people are interested in having telephones. Ernie said that the lines are being installed from the County Road up Streamside Dr. to Black Creek. Some landowners indicated that they would be willing to contribute to the telephone project even though they do not care to have a telephone. It was suggested the Jerry contact the phone company on this. Further information may be in a future newsletter.

Ed Richards asked about the resurvey of The Retreatland bounded by Forest Land. Ernie answered that this is still in limbo and has not been resolved.

Mr. Horn asked if anyone is interested in having television piped to their property. There was no response.

Ernie entertained a motion that the RLA donate \$100 to the Glen Haven Volunteer Fire Department. Tom Bennett so moved. Ed Richards seconded. Discussion was called for. Jerry Spencer said that he is opposed. To his knowledge there is only one member of the fire department who is the chief. Jerry said that he feels the department must be reorganized. He said there has been no meetings in 1½ years. He is not opposed to supporting the fire department if there was something of a more solid nature and he would be a member of the department again if there is reorganization. Ernie said that the department is in the process of reorganization and there are new members, the equipment is operational and there are 10-15 trained people. He pointed out that The Glen Haven Volunteer Fire Department is the first unit available and is backed up by The Estes Park Fire Department. Sonny and Jerry Spencer commented that the department needs a new communication system and pointed out reasons why this need to be done. They also pointed out that The Estes Park chief is 100% in favor of giving the Glen Haven department support and training. The discussion continued. Mike Harris made a motion that the issue be tabled until the fire department sends a representative to a board meeting or annual meeting. The motion died for lack of a second. Tom Bennett withdrew his first motion and made a motion that The RLA contribute \$100 to The Glen Haven Volunteer Fire Department and send a copy of the discussion. Ed Richards seconded. The motion was approved.

Jerry Spencer made a motion that the meeting be adjourned. Jean Richards seconded. The motion was approved and the meeting adjourned at 5:20 P.M.

Respectfully Submitted

*Marcella Bicknell*  
Marcella Bicknell, corr. sec.



# RETREAT LANDOWNERS ASSOCIATION, INC.

## THE EIGHTH ANNUAL MEETING

July 28, 1979

### THE GLEN HAVEN COMMUNITY BUILDING

The meeting was called to order by Joe Jackson, RLA President, at 1:10 P.M. Joe Jackson introduced the board members and committee chairmen. There were thirty four landowner units present and seventeen proxy votes represented. The proxies were distributed.

#### APPROVAL OF MINUTES

Marcella Bicknell asked that the number 500 be placed before the word rainbow trout as an addition to the January 13, 1979 minutes under old business. James Persichetti made a motion that the minutes be accepted with the above addition. Claude Camerzell seconded. The motion was approved.

#### CHAIRMAN'S REMARKS

Joe Jackson reported that the Rocky Mountain Metropolitan Recreation District had informed the landowners that the recreation tax had gone into effect. Joe explained that the RLA Board of Directors plans to contact other home owner associations affected by this tax and try to get representation on the RMMRD Board of Directors. Joann Persichetti suggested electing or appointing someone to attend the RMMRD board meeting.

Joe Jackson reported that the RLA Board of Directors is closely monitoring the survey discrepancy situation. The Bureau of Land Management has made some changes in their original survey. Walter Maitland has filed suit against VTN which was heard in court last month. Arguments in this case will be heard in August with no decision until autumn. There is no action to be taken until the court actions are completed.

Joe Jackson informed the membership that the sheriff's department has been patrolling the Retreat area regularly. This is our best security. A friendly letter of appreciation to the Sheriff from landowners helps to keep the patrols.

#### TREASURER'S REPORT

The treasurer's report is attached to these minutes. John Barlow, treasurer, pointed out that this is a six month report and there will be more expenditures in the next six months especially under road maintenance. There are areas on Black Creek Road and Copper Hill Road which need repair and rebuilding. John reported that 20% of the landowners are delinquent in their payment of assessments. Six percent of the twenty percent are two or more years delinquent. Second assessment notices have been prepared and will be sent following this meeting. Joe Jackson pointed out that the bulk of expenses are ahead of us. We are on a calendar year basis and the report presented is an interim report. Ernie Conrad suggested making the assessment due on January 1 and delinquent on March 1 to coincide with the calendar year. Joe Jackson said that the board would consider this suggestion. Joann Persichetti made a motion to accept the treasurer's report as presented. Frank Horn seconded. The motion was approved.

#### ACC

Dennis Bicknell reported that there are three new members of the ACC. They are June Bennett, John McAfee, and John Carroll. Also on the committee are Laurene Nichol, Jerry Spencer and Dennis Bicknell. There are five cabins under construction and two more preparing to start. This has probably been the biggest year for construction. Several fences, which are covered under the covenants, have been completed. Dennis suggested that those considering a fence read the covenant covering this matter.

THE RETREAT LANDOWNERS ASSOCIATION

EIGHTH ANNUAL MEETING

July 28, 1979

page 2

Remarks on driveways consisted of informing the membership that the RLA has an agreement with the Forest Service to notify them of any drive way to be constructed on Dunraven Glade Road. This arrangement has worked out well. Dennis suggested that people look at their driveways and determine if they drain properly. Improper drainage causes wash outs on Retreat roads. Good planning pays off-poor planning costs. The membership was reminded that the ACC has 30 days to reply to requests for building. Landowners should allow enough time to plan well. The 1977 Retreat Newsletter contains an article on planning which is worth review.

Dennis pointed out that the ACC keeps track of the time limit on trailers at the request of the board. The covenant allows 60 days per year to keep a trailer on a lot. Some trailers are approaching the 60 day limit and letters will be written as needed. Last year the landowners were most cooperative in observing this covenant. In view of the changes in our country due to the energy situation it may be appropriate to review this covenant and any policies the board may wish to consider. Joann Persichetti said that some areas have acquired a storage area for trailers. Joe Jackson reminded the membership that all covenants are legal and go with the land.

ROAD MAINTAINANCE

Al Matlock reported that the heavy spring snows caused road damage. Emergency repairs had to be made on Black Creek Road where one culvert split and another became clogged with debris allowing the water to wash the road. These culverts were replaced at a cost of about \$900. More necessary road work will begin next week. The roads have been graded and the ditches cleaned. Surplus culvert material is stored on Solitude Court and is available to landowners at reasonable prices. Al informed the membership that Dunraven Glade Road belongs to the county. The Forest Service rebuilt it but the county will take over its maintainance. The RLA will continue to remove snow from this road.

Joe Jackson pointed out that board members are available to answer questions or help with problems. The landowners may contact the board members or attend the board meetings. A list of the board members is included with the minutes of the annual meeting.

BEETLE CONTROL

Harold Dobson, committee chairman, explained that he took the chairmanship when Cheryl Fellhauer resigned in May 1979. The tree marking was started in January but could not be completed until spring because of the deep snow. The tree cutting contract went to Higby and Coe. The total number of beetle trees for 1979 is 278. Many volunteers are needed for marking the trees. The tree marking date for 1980 is January 19 with the alternate date being January 26. Landowners who prefer to cut their own trees or supervise the cutting of their trees must give the beetle control chairman 30 days notice. Tom Bennett commented that a training program in recognizing beetle kill trees is available through the EVIA in Estes Park in the spring. Those who mark trees may be interested in attending this program.

There was a twenty minute coffee break.

ELECTION OF BOARD MEMBERS

Joe Jackson called for nominations from the floor. There were none. The nominees from the nominating committee were Harold Dobson, R.O. Roberts and James Persichetti. Joe asked each nominee to give a one minute speech. The voting proceeded. Dennis Bicknell, Jean Richards and Al Matlock collected the ballots and counted the votes. The new board members are Harold Dobson and James Persichetti.

OLD BUSINESS

signs Joe Bennett called for old business. Mr. Skinner asked about speed limit



THE RETREAT LANDOWNERS ASSOCIATION

EIGHTH ANNUAL MEETING

July 28, 1979

page 3

OLD BUSINESS

Joe Jackson called for old business. Mr. Skinner asked about speed limit signs. Tom Bennett commented that this and the use of motorcycles in The Retreat was brought up at the previous annual meeting. The general feeling is to post two aesthetic speed limit signs, one at each entrance. The use of motorcycles cannot be banned and should cause no problems if the riders stay on the roads. Ernie Conrad pointed out that Dunraven Glade Road is public and may require special permission for posting speed limit signs. Tom Bennett suggested going to the County Commissioners to obtain permission to post a 20 mph sign on Dunraven Glade Road. Tom Bennett asked the landowners to communicate to guests and friends that the speed limit be observed.

NEW BUSINESS

Joann Persichetti reported there have been large dogs running loose in the area. There are usually two dogs together. One of these dogs killed a porcupine. Ed Richards commented that he has approached the local sheriff about these dogs. There is a leash law but it is not enforced. If a dog has attacked livestock or children and there is proof of the attack, the individual affected may shoot the dog. A better solution is to speak to the dog's owner. If this is not heeded, inform the sheriff and he will speak to the owner and issue a citation if necessary. If a landowner is hesitant about approaching the dog's owner he should contact a board member. It is the obligation of property owners and renters to contain their dogs.

John Carroll commented that there is noise pollution in some areas of The Retreat which may become a problem. Something should be done about this.

Mrs. Skinner commented about leaving trailers in The Retreat for longer periods than allowed by the covenants. Mrs. Skinner said that it should not make any difference if that's the only way some people can come to The Retreat and if they are maintaining their property by keeping the weed down, etc. Joe Jackson commented that the original intent of the covenants allowing 60 days a year to keep trailers in The Retreat was to keep The Retreat from becoming a trailer city. The covenants cannot easily be changed and are legally binding. There was much discussion on this subject. A central storage area would cause added problems such as vandalism potential, zoning problems and maintenance of any such area. Mr. Bradley suggested that trailer owners submit their individual letters to the board stating their desires. Correspondence should be sent to Marcella Bicknell, 726 Karen St. Ft. Morgan, CO. 80701.

LANDOWNER COMMENTS

Landowners are urged to sign up for the various committees. Mr Mueller commented that the RLA Board of Directors does a fine job. He asked if anything can be done about the Cheley Camp sign which covers THE Retreat sign at the front entrance. Dennis Bicknell replied that the Cheley sign will probably be removed for the season in 2-3 weeks. Perhaps the board could contact the Cheley Camp to insure that the sign be put in a different location next year.

Mrs. Richards asked what happened to the sign at the rear entrance. Dennis Bicknell replied that it was repeatedly turned to point in the wrong direction. After returning it to the correct direction several times, it was removed and is stored under Bicknell's cabin. This is an example of a situation where if some landowners are not in agreement with what's being done they should inform the board.

Al Matlock reported there was a fire on Fighting Elk Court. The Glen Haven Fire Chief just happened to be passing and extinguished the fire.

THE RETREAT LANDOWNERS ASSOCIATION

EIGHTH ANNUAL MEETING

July 28, 1979

Page 4

Sy Kleinman commented that there is a bud worm attacking the spruce trees in the area. The trees attacked will turn brown and eventually die. This process takes a few years. Spraying the trees kills the bud worm. Helicopter spraying is available and is used in some areas for spraying large numbers of trees. The board of directors will investigate the spraying of spruce trees.

Flo Belz suggested that out of state landowners introduce themselves. This was done.

Jean Richards thanked the picnic committee for preparing the picnic which followed the meeting. Sy and Jackie Kleinman were the chairpersons and organizers.

Sy Kleinman expressed thanks on the part of the landowners to the board and committee members for a job well done. There was a round of applause.

Sy Kleinman made a motion that the meeting be adjourned at 3:15 P.M. The motion was seconded by George Richard. The motion was approved and the meeting adjourned.

Respectfully Submitted,

*Marcella Bicknell*

Marcella Bicknell, corr. sec.



# RETREAT LANDOWNERS ASSOCIATION, INC.

## TREASURER'S REPORT

### SIX MONTHS ENDING JUNE 30, 1979

Total Cash Reserves Dec. 31, 1978	\$11,597.50
Receipts to June 30, 1979	7,437.07
Disbursements to June 30, 1979	<u>5,555.81</u>
Total Cash Reserves June 30, 1979	13,478.76

### CASH ACCOUNTS

United Bank of Boulder-Savings	\$10,604.48
First National Bank of ESTes PARK-Savings	40.82
First National Bank of Estes Park-Checking	<u>2,833.46</u>
Total Cash Reserves June 30, 1979	13,478.76

### INCOME BY CATEGORY

Landowner Assessments	\$5,965.00
Culvert Pipe Sale	60.00
Beetle Control Performance Bond	100.00
Interest	258.94
Cash Transfer from Boulder Account to Estes Park Account	<u>1,053.13</u>
Total Income to June 30, 1979	\$7,437.07

### DISBURSEMENTS byCATEGORY PERIOD ENDING JUNE 30, 1979 (SIX MONTHS)

General Expenses; newsletter, postage, telephone assessment statements and mileage-architectural review	\$800.14
Pine Beetle Control	701.78
Road Maintenance & Snow Removal	2000.00
Legal	93.43
Accounting	285.00
Secretarial services	125.00
Taxes and Licenses	155.78
Meeting Room Rentals	106.55
Insurance	130.00
Donation	100.00
Cash Transfer	<u>1053.13</u>
	\$5555.81



# RETREAT LANDOWNERS ASSOCIATION, INC.

ITEMIZED DISBURSEMENTS FOR PERIOD ENDING  
JUNE 30, 1979 (six months)

1-13	Larimer County Treasurer-Taxes	\$70.78
1-13	Babcock & White-Legal Fees	40.00
1-13	Ernie Conrad-Expenses	88.92
1-13	Cheryl Fellhauer-Expenses	21.80
1-13	Joseph Jackson-Expenses	24.12
1-13	Mike Harris-Expenses	9.04
1-13	Marcella Bicknell-Expenses	231.00
1-13	J.L.Griffin, CPA-Accounting	285.00
1-13	Holiday Inn Estes Park-Meeting Room Rental	91.55
1-13	Bill Masters-Expenses	15.00
1-13	Glen Haven Vol. Fire Dept.-Donation	100.00
1-13	First Nat'l Bank Estes Park-Cash Transfer	100.00
1-13	Cheryl Fellhauer-Beetle Control Advance	50.00
2-9	First Nat'l Bank Estes Park-Cash Transfer	953.13
2-15	Postmaster, Ft. Morgan-Bulk Mail Permit	70.00
2-15	Sec. of State of Colo.-Corp. report Fee	10.00
2-15	Sec. of State of Colo.-Reg. Agent Fee	5.00
2-15	NEBS-Statement Forms and Envelopes	31.25
2-15	Joe Jackson-Expenses	25.80
2-15	Mike Harris-Newsletter Printing	28.91
2-15	Marcella Bicknell-Secretarial	62.50
2-15	John Barlow-Expenses	3.78
2-15	Ed Richards-Expenses	10.00
2-15	Cheryl Fellhauer-Beetle Control Expenses	10.78
2-15	Cheryl Fellhauer-Expenses	14.00
2-15	Marcella Bicknell-Expenses	110.56
4-2	Dwight's Service-Snow Removal	200.00
4-2	Chief's Nursery-Snow Removal	244.00
4-4	First Nat'l Bank-Check Printing	18.75
5-7	State Forms and Envelopes-NEBS	3.00
5-7	Mike Harris-Expenses	2.99
5-7	Babcock & White-Legal Fees, Tax Opinion	53.43
5-7	Chief's Nursery-Snow Removal	90.00
5-7	Cheryl Baily-Expenses	3.76
5-7	Joe Jackson-Expenses	51.48
5-7	John Barlow-Expenses	24.20
5-7	Ed Richards-Expenses	18.09
5-7	Marcella Bicknell-Secretarial	62.50
5-7	Marcella Bicknell-Expenses	48.59
5-7	John Barlow-Beetle Control	41.00
5-7	Glen Haven Association-Building Rental	15.00
5-7	Tom Bennett-Expenses	14.30
5-24	Terry Bollhoefer-Refund Excess Payment	5.00
6-25	Allenspark Service Co.-Road Repairs	250.00
6-25	Frontier Agency, Inc.-Insurance	130.00
6-25	Palmer Construction-Road Grading	1216.00
6-30	David Coe & Velvin Higby-Beetle Control	600.00
Total Disbursements to June 30, 1979		\$5555.81
( six months )		



# RETREAT LANDOWNERS ASSOCIATION, INC.

## THE BOARD OF DIRECTORS

Tom Bennett, President  
1515 Lakeside Ave.  
Ft. Collins, CO. 80521

Home 482-0178  
Bus. 482-2442

Ed Richards, Vice President  
1732 27th Ave.  
Greeley, CO. 80631

Home 352-0933  
Bus. 351-2469

John Barlow, Treas.  
Box 96  
Glen Haven, CO. 80532

586-2560

Harold Dobson, Bd. Mem. & Beetle Chairman  
3251 Mowry Place  
Westminster, CO. 80030

Home 466-6470  
Bus.

James Persichetti, Bd. Member  
2942 Salisbury Court  
Lafayette, CO. 80026

Home 665-6698  
Bus. 428-7541

Dennis Bicknell, ACC  
726 Karen St.  
Ft. Morgan, CO. 80701

Home 867-6237  
Bus. 867-5676

Al Matlock, Road Main.  
Box 73  
Glen Haven, CO. 80532

Home 586-2504