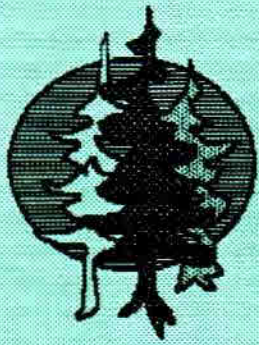


Spring 1994

The Retreat

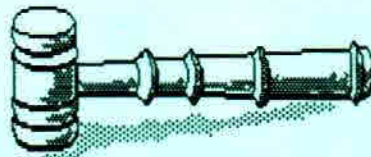


NEWSLETTER

Annual Meeting, Saturday, July 30

The annual meeting of the Retreat Landowners Association, Inc. will be held on Saturday, July 30. The meeting hour and place will be noted in the next *Newsletter*. But now is a good time to mark your calendar and make plans to participate.

According to the RLA bylaws: "The annual meeting of the Members shall be held the last Saturday of July each year...for the purpose of electing directors, presenting committee reports and transacting any and all business as may be specified in the notice of the annual meeting or which may properly be brought before the membership."



The Association belongs to the membership. We are all equal share holders. Taking part in its business affairs is the right and responsibility of every member.

Welcome . . . New Members

There are six new RLA members who have purchased property in the past five months. We welcome these neighbors to our Association.

[Listed in chronological sequence along with filing and lot number.]

Judith Petersen & Kenneth Gwynn	1:66
Paul Howarth	4:4
Chris de la Torre	3:14
Michael Scott & Corica Feldman	3:39
Brooks Friley	2:32, 4:31
W. D. Keller	1:92

"A people that values its privileges above its principles soon loses both."

-Dwight D. Eisenhower



Retreat Work Days, May 7 & June 4

The board of directors has marked two Saturdays for work days this spring, May 7 and June 4. This is an opportunity for members to lend a hand for the benefit of all.

Please meet at 9 o'clock on Streamside Drive between Tate's (931) and Weinmeister's (918). Tasks will be assigned and crews will move out from this location.

Most of the work will be done on the roads, ditches, culverts and brush along the roadway. Workers are asked to bring their own tools: shovels, rakes, saws, clippers, etc.

The ACC is "Moving"

The Retreat Architectural Control Committee (ACC) has a new address and new representative. John Manchester has asked to be temporarily relieved as ACC representative since he has sold his house and is getting close to building a new house in the Retreat. He will stay on as a member of the ACC and Stephen Little has agreed to serve as acting representative for the ACC until John can resume his job. We have a P. O. Box for all ACC matters in Glen Haven now: Box 172, Glen Haven, CO 80532. You can call Steve Little at 586-9051 to request ACC forms or to ask questions about ACC policy.

We would like to remind you that ACC committee members as well as RLA Board members are volunteers, serving without pay to try to represent your interests in the Retreat. We do not enjoy receiving letters or calls that threaten or insult us, particularly when these calls come from people who are in violation of the covenants and seem to feel that shouting and cursing loud enough will let them get their way. In the future, when violations of the covenants are brought to our attention and the violators are rude or insulting, we on the ACC will immediately refer the violation to the RLA Board for legal action.

- Stephen Little, ACC chair, pro tem



RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160
Glen Haven, Colorado 80532

President's Comments

Spring 1994

Dear members,

It is so hard to believe that it is almost time for the Retreat to "Spring" alive with wild flowers, hikes, pine pollen, animal babies, humming birds, as well as sounds of active construction. I am excited about spending another beautiful summer in the Retreat.

To fully enjoy our beautiful environment, let me encourage you to be careful with fire, slow your speed on the roads, and try very hard to follow the covenants especially getting prior approval from A.C. Committee for all construction. Please also remove trailers at the end of the summer or any unused trailers. We are also asking that members avoid disturbances such as discharging fire arms, barking or loose dogs, as well as all types of pollution, including light pollution. These are concerns which we all must actively work to prevent.

One special concern that we all should have is the needless waste of volunteer time and membership funds on covenant violations. By taking the simple step of getting prior approval for all building or changes from the A. C. Committee, removing trailers when not in use or at the end of the summer, covering propane tanks, paying assessments on time, and avoiding the disturbances, we could save hundreds of dollars that could be better spent on open space, fire safety, and other positive projects. Think about it and act appropriately.

Have a good summer and I will look forward to seeing you on the trails, at work days, or at the Annual Meeting.

Thanks again to the Gee's, Tate's, and Carol Fulton for an excellent pot luck supper in February.

Sincerely,

Marlan McMahan, President

Water in the Retreat

Dennis R. Bicknell

As more families move and build in the Retreat, there is an increase in interest of ample water supplies. Usually the initial concerns are about how deep the well must be drilled, followed by what is the capacity, and then a disinterest until some activity depletes the immediate water in storage. This results in consultation with neighbors, well drillers, pump installers, and other water experts. Most of the problems are resolved, perhaps not to the member's complete satisfaction and usually at a cost.

The information in this article is intended to be of assistance to all members, but should not be considered the final or ultimate word on all aspects of water supply and consumption.

In general, there are no conventional aquifers with potable water supplies underlying any large area of The Retreat. An aquifer is usually considered to be a continuous horizontal blanket deposit of rock with enough empty space to contain large quantities of water that can flow within the aquifer. The best aquifers have a recharge mechanism which allows new water to replace that which is consumed.

An examination of the rock formations in The Retreat shows many outcroppings that make an appreciable angle with the surface of the ground. This angle continues below the surface with probably unseen changes in angle and direction. Additionally, it is possible to observe intrusions of materials that cut across the formations. Some of these intrusions may effectively seal any water flow along the formations. Close observation shows that these formations have no void space or porosity. The same observation may show very small cracks or fractures running within the formations. These cracks are generally what becomes the water reservoir and source for the individual well. If a large number of the cracks are close together in the well bore, there should be more water available; however the size of the cracks will have an effect on the volume of water coming into the well bore. Members must understand that this is very different from the geology and aquifer development found from the plains on eastward to the Atlantic seacoast.

As may be seen later, some wells in The Retreat have an almost unlimited supply; others have a marginal or unsatisfactory flow rate. The marginal wells can sometimes be utilized by increasing the above-ground storage volume combined with intelligent water consumption. Other solutions include using water trucked to large storage tanks, or enhancing the well performance by hydraulic stimulation, usually called fracturing or "fracing." There are also a limited number of springs in The Retreat, and some members utilize that water flow in conjunction with a well, or develop small ponds that can be seen along Dunraven Glade. Because of the size of the lot, the surface terrain, and the geology briefly described in the second paragraph, it becomes difficult to utilize much science in selecting a well site. Some drillers in the area dowse or witch a source; this may be as effective a method as possible.

The well driller of the member obtains a permit for the drilling of a domestic water well from the State Engineer, 8th Floor, 1313 Sherman Street, Centennial Building, Denver, CO 80203. There is a one page form to be completed showing the legal land location, information concerning the owner of the land, and some limited technical data; there is a fee associated with the approval of the permit. Currently there are no restrictions about issuing permits, though the permit has limitations about what use is to be made of the water; for instance, a well could not be permitted to irrigate crops. There are some well construction requirements such as using an initial piece of steel pipe from the surface down which is to be cemented or grouted in place to prevent surface runoff from contaminating the water supply.

At this point, the member's ability to use the water under the property has been entered into the state system, with the State Engineer's office being responsible for almost all aspects of water development. It must be understood that water rights, consumption, and retention is a very complex area; there are courts in Colorado that do only water law. There are engineers and attorneys who have spent their entire working career doing nothing but water matters. The Retreat developers did their work properly, and members should not anticipate any problems with using the water they can find. The developers also obtained water that could be used to augment any future shortfalls down river caused by too much use in The Retreat.

The member has the responsibility to advise the State Engineer when and how the well was drilled, and when the water from the permitted well is put to beneficial use. Domestic beneficial use may include washing your hands and face, drinking, but not watering the lawn. There is a form to use to report this fact which includes a date of first beneficial use. This date establishes the member's place on the list of water rights, sometimes called the priority date. A guiding principle of Colorado water is "First in time, first in right" which means that the first person or the senior to get registered has first right to use what water is available; then the next junior person has the opportunity, and so on down the line. Again this should not be of concern to Retreat water users.

An examination of the State Engineer's records in November of 1993 reveals that many wells in The Retreat have never been registered as being put to beneficial use, even though there may be year-round residents using the water from the well. In addition, the records show many erroneous owner names. This is usually because of land sales from one member to a new member. The records include the permit date, name and address, first used date, well yield, depth, level, and legal location. Some owners have several permits. It is suggested that each member examine the list*; if the information is incomplete, contact the State Engineer's office to obtain the form (Statement of Beneficial Use) necessary to update or register your well.

There are reasons for making certain the proper information is on file. Water moves in Colorado along river basins, and use is considered on a basin basis. There is a finite amount of water in each basin; all the volume is usually accounted for, or subscribed. Some basins are over subscribed. Each user has an allocation; there is also a volume that must leave the state, whether for downstream consumption or to maintain certain water levels for wildlife. Recently a water referee in California decided that Colorado was not allowing sufficient water to flow out the Arkansas River Basin adversely affecting Kansas. What the outcome of this decision will be remains to be seen, but one will probably be reduced consumption of water in the Arkansas Basin in Colorado. Other states have great interest in this case, including Nebraska. It is anticipated that Nebraska will file a similar claim for the South Platte Basin. The federal government is trying to become more involved with water management in the west, including more water for endangered species in Nebraska.

For those unfamiliar with the geography of eastern Colorado, the North Fork of the Big Thompson flows into the Big Thompson River at Drake which flows into the South Platte River near Greeley which exits the state near Julesburg, then joining the North Platte near North Platte, Nebraska. The water used in The Retreat is part of the South Platte Basin volume. The water courts and state officials have to make some strange decisions; each member should protect his interests before there are drastic decisions. These could include volume restrictions, no approval of existing unregistered wells, no new wells, and other such steps. The appeal from these decisions then lies through the water courts which is both very expensive and time consuming.

Again, this article is to bring information to the members for their consideration. It is not intended to answer every question nor solve all water problems for members of The Retreat, but rather to make them aware of steps to take to insure the water source that is developed will remain available for use. All members are urged to review the listing*, obtain the form as needed being certain to include Lot and Filing numbers, and file the information with the State Engineer.

* copy available upon request from the RLA, P.O.Box 160, Glen Haven, CO 80532
Spring, 1994

Dear Retreat landowners:

I shall always remember with gratitude your outpouring of caring and many offers of assistance when my home was broken into last August.

As alert neighbors, your reported observations enabled the Sheriff's personnel to arrest the perpetrator within hours after the reported entry. He remained in the Larimer County Jail until the latter part of February at which time he plead guilty. He was sentenced and transported to one of the State penitentiaries.

You are indeed true neighbors. Thank you for your very real support.

Sincerely, Maurice B. Ward

News Briefs . . .

Legal counsel for the Retreat is in the process of preparing liens on property owned by five members for non-payment of their 1994 annual assessment.

Members needing Retreat windshield stickers for their vehicles can obtain them from RLA, post office box 160, Glen Haven 80532 or 303-586-5485. All members are urged to display them.

The list of water well's in the Retreat, referenced in Dennis Bicknell's narrative, will be available at the annual meeting in July. Our thanks to Dennis for sharing this vital information with all of us.

You may wish to check with the Architectural Control Committee about electrical transformers before agreeing to pay the Light and Power Department for one. The original developers paid in advance for many of these, especially along the main transmission lines.

If you own more than one lot and would like to combine lots *for tax purposes only*, we understand this can be done. Contact the county assessor's office for details.

For the safety of all: "no smoking" on trails. Thanks!

In case of an emergency - call 911- for fire, sheriff, medical assistance.

Watch your mail for a most important communication regarding financial support for the Glen Haven Area Volunteer Fire Department. A letter will be coming to you soon.

It's Tick Time Again

From 100 to 300 cases of Colorado Tick Fever (CTF) are reported in our state each year. The virus, harbored in rodents, infects people through the bite of an infected Rocky Mountain wood tick. Adult ticks begin to emerge in late February or March and seek larger animal hosts, including humans, for a blood meal as a prerequisite for their reproduction.

The virus is transmitted to humans when an infected tick attaches and bites through the skin. If virus is transmitted, illness usually begins within six days.

CTF is an acute viral illness characterized by fever, headache and body aches. Other symptoms may include lethargy, nausea and abdominal pain. Typically, the illness lasts four to five days followed by apparent recovery, but then the fever and symptoms recur for another two to three days. Complete recovery usually takes two to three weeks. The disease is rarely life threatening and infected persons are usually resistant to reinfection. There is currently no effective treatment or preventive vaccine available.

The Rocky Mountain wood tick is a hard tick, about 1/16 of an inch long but may expand to nearly 1/2" long when engorged. The female is a dark reddish brown with a white shield covering the front third of the body. The male has a grayish white shield area on the top of the body. They are found in abundance on Colorado south-facing brushy, grassy slopes east of the Continental Divide.

"Tick checks" are an easy and effective method of reducing the risk of CTF. Checks should be performed every two or three hours while outdoors. Ticks spend some time on a person's body before actually transmitting the virus. They prefer getting into one's hair or under tight-fitting clothing such as around the waist. Shake out your clothing when you do come indoors.

Not all ticks are infected but since there is no way of knowing, do not crush one while on your body. If infection is carried in their feet, body juices and blood.

In case you do find a tick that has buried its head under your skin, remove it carefully. David Silver, M.D., ER physician at the EPMC, advises: "To aid in tick removal, dab it with a Q-tip soaked in gasoline, kerosene or nail polish. Use your thumb and index finger tips to gently grasp the part of the tick closest to the skin, pulling it just enough to cause the skin to tent outward. Within a few seconds, the tick will release its grip and easily pull out. (The tick's head is so small compared to its body, it may appear to be missing; the head, however, is rarely left behind under the skin.)"

You may wish to avoid areas of high tick infestation especially during the months of April, May and June. You may also treat yourself with insect repellents containing DEET on your skin or spray permethrin on your clothing to significantly reduce the number of ticks that are likely to climb onto you.

Basic source: Colorado Department of Health

Board of Directors, 1993-1994

Marlan McMahan.....president
3124 Wheeling Street, Box 31193
Aurora, CO 80041
364-7362 *

Graham Fowler.....vice-president
4049 Spy Glass Lane
Niwot, CO 80503
440-4064

William Lovejoy.....treasurer
180 Solitude CT, Box 236
Glen Haven, CO 80532
586-0660

Jack Heidebrecht
279 Fisherman's LN, Box 227
Glen Haven, CO 80532
586-6647

Irene Little
22 Saddle CT, Box 37
Glen Haven, CO 80532
586-9051

Dice McKnight
2118 24th Street Road
Greeley, CO 80631
353-1044

Janice Tate
931 Streamside DR, Box 41
Glen Haven, CO 80532
586-9289

Committee chairs, other officers

- Stephen Little.....Architectural Control
Box 172
Glen Haven, CO 80532
586-9051
- Mary Purinton.....Environmental Concerns
1284 Copper Hill RD, Box 142
Glen Haven, CO 80532
586-9092
- Richard Weinmeister.....Road Maintenance
918 Streamside DR, Box 141
Glen Haven, CO 80532
586-8524
- Marvin Gee.....Assistant treasurer
722 Miller FK RD, Box 160 Corresponding sec.
Glen Haven, CO 80532
586-5485
- Joanne Weinmeister.....Recording secretary
918 Streamside DR, Box 141
Glen Haven, CO 80532
586-8524
- Char & Marv Gee.....Newsletter editors

* All telephone numbers are area code 303.

THE RETREAT LANDOWNERS ASSOCIATION, INC.

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Glen Haven, CO 80532

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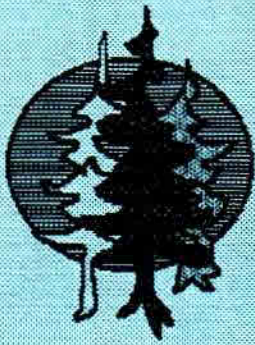
Dushan(Duke) & Jewell Sumonia
PO Box 114
317 Dunraven Glade RD
Glen Haven, CO 80532

Address correction requested

Summer, 1994

The Retreat

NEWSLETTER



Election of Directors to Fill Vacancies

Members of the RLA board of directors are elected for three-year terms. Three members' terms expire this year: Irene Little, Dice McKnight and Janice Tate. Irene is seeking re-election, Dice and Janice are not.

The following persons were appointed, at the last annual meeting, to serve as the Nominating Committee: Graham Fowler, chair, John Barlow, John Manchester and Duke Sumonia. The committee has met and nominated these members: Ken Gwynn, Irene Little, Richard Stolte, Duke Sumonia, Marcy Trahan and Terry Tuttle.

The election will be conducted as a part of the annual meeting. A brief biographical sketch, prepared by each nominee, is printed in this *Newsletter*.



Have You Made Your Fire Dept. Donation?

We are pleased to report that

- 67 RLA members have contributed
- \$4,300 to the Glen Haven Area Volunteer Fire Department as of July 5.

This is a very good beginning...

However, this also means that

- 148 of our members have made no donation to date; that is
- 2 out of every 3 landowners have not yet taken action.

Every Retreat landowner benefits from the fire protection and medical assistance which is provided by the Department. Please mail your contribution for this purpose now, so your gift can be counted *before* the annual meeting. Thank you!

Annual Meeting Events, Friday and Saturday, July 29 and 30

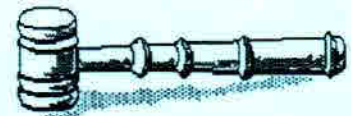
Three major events will highlight the annual meeting of the Retreat Landowners Association this year:

- Wine and cheese party
- Potluck luncheon
- Annual business meeting.

On Friday evening, July 29, all Association members are invited to a social gathering at seven o'clock in the Glen Haven Community Building. Cheese and crackers will be provided; members may bring the beverage of their choice. Everyone is encouraged to share in this informal time together.

Saturday's potluck will be held at 11:00 a.m. in the Community Building. The Retreat will provide meat, bread, coffee and tea. Members are asked to bring: vegetables, salads, fruits, desserts and their own table service.

The annual business meeting of the membership will start at 1:00 p.m. with registration beginning at twelve-thirty. An effort will be made by the meeting's leadership to conclude all items of business and adjourn the meeting no later than 5:00 p.m. You are urged to participate in this important governing session that will help determine our Association's future.



Welcome New RLA Members

Five landowners have joined the Association since our last newsletter was published. Listed in chronological sequence along with filing and lot number, we welcome the following members:

Jeffrey Whiton	1:82
Vernon Burch	2:32
Bruce Johnson	1:90
Jeffrey & Paula Shimek	2:38
Kevin Wegman	2:23.



RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160
Glen Haven, Colorado 80532

July, 1994

Dear members,

Another extremely busy year has almost been completed. In preparation for the annual meeting we are encouraging as many as possible to attend all of the scheduled activities. We would appreciate not only your attendance but your presentation of constructive ideas for the future of the Retreat.

We are continuing to work out the rough edges regarding covenant violations and are attempting to get members to look at the covenants in a positive light thus avoiding legal involvement. They are truly for our benefit and keep up our property values at a maximum level.

Please read the newsletter carefully as we desire to keep members informed and aware of the annual meeting activities.

I would especially like to thank all of the Board Members, Committee Members and volunteers for their many hours of service to the Retreat. Each of you are special and have helped to make the Retreat a wonderful place to live.

Sincerely,

Marlan McMahan, President

Board Recommendations to the Association Membership

At the annual meeting, the RLA board will present to the membership four interrelated motions relative to assessments. The motions are listed separately and sequentially.

A full report will be presented at the meeting in regard to the Glen Haven Area Volunteer Fire Department's service and fiscal status. The RLA board has taken the position of supporting the GHAVFD's quest for a stable revenue source; \$2,000 has been budgeted to help with legal assistance in the development of a fire district. The creation of such a district may take up to three years, and the RLA board is recommending that the Association provide increased support during these years, beginning in 1995. (This does not address the department's financial need for '94; hence the solicitation letter you have already received.) The support cost of \$10,000 annually, the Retreat's "fair share" would be underwritten by an increase in each landowner's assessment of \$50 for up to three years - until a stable source of funds is established.

A report will also be shared at the annual meeting relative to the Association's possible acquisition of the 40 acres of US Forest Service land situated adjacent to Miller Fork Road in the middle of the Retreat. Best estimates suggest that the cost to the Association would be approximately \$40,000. About 25% of that cost can be met by drawing on the Association's restricted General Reserve Fund, with the balance funded by some kind of debt instrument. To retire the debt over a period of three years, the board is recommending that each member's assessment be increased by \$50 for a period of three years.

To support these proposals, the RLA board recommends passage of the following motions:

1. Move to increase the Retreat Landowners Association support of the Glen Haven Area Volunteer Fire Department from \$500 annually (current budget item) to \$10,000 annually for a period of up to three years.
2. Move to approve the acquisition of forty (40) acres of US Forest Service land as Retreat common area greenbelt at a cost of approximately \$40,000.
3. Move to increase the annual assessment limit from \$150 to \$250.
4. Move to increase the annual assessment from \$115 to \$215 for a period of up to three (3) years.

Editor's note, July 6: Graham Fowler has been communicating with the Forest Service on this matter; conversations have been slowed due to the recent retirement of the person handling the process. We summarize Graham's telephone message which was received today: the current *estimated* cost of the parcel is between \$45,000 and \$55,000; a more specific cost cannot be established until we officially enter negotiations; the Forest Service does desire to dispose of the land through an exchange; if the Retreat does not want the parcel it may be offered to others; the right of access can be assigned to a new owner; and if the Retreat completes the deal and assumes ownership of the parcel, we can use the land as we choose.

News Briefs . . .

Newly revised copies of the Owners Directory will be available at the annual meeting. During the past twelve months there have been 105 changes made in listing information contained in the Directory.

Legal counsel has filed liens on Retreat property owned by two members for non-payment of their 1994 assessment.

Members needing Retreat windshield stickers for their vehicles can obtain them from RLA, box 160, Glen Haven 80532 or 303-586-5485; they will also be available at the annual meeting. All members are urged to display them.

In case of an emergency - call 911- for ambulance, fire or sheriff.

With increased traffic on our roads during the summer and fall, please observe the speed limit; be prepared to stop or yield the right-of-way to other vehicles and pedestrians.

Larimer County Animal Control

Since some Retreat resident's dogs continue to be a nuisance to other members, selected sections from the ordinance are printed here.

" 1. Dogs must be restrained...Voice commands are acceptable...in the unincorporated areas of Larimer County...

3. An animal is considered a disturbance of the peace and quiet if it barks, whines, howls or makes a noise in an excessive, ongoing or untimely fashion...

4. An animal is considered a public nuisance if it is a safety or health hazard, damages or destroys the property of another, or if it is at large and attempts to herd, run after or bark at a person, vehicle or livestock animal, or exhibits exuberant greeting behavior."

-Humane Society of Larimer County

Let's be more considerate of our neighbors!

Ken Gwynn: My wife Judy Petersen and I moved to the Retreat the first of this year. We moved here from Ft. Collins where I have lived for 19 years and Judy has made her home for 14 years. I grew up in the mountains of Colorado and have always wanted to return. We finally started looking last September and found the Retreat to be the ideal location.

Judy is self employed as a full time potter. I have been a teacher in Loveland for 11 years and currently teach 8th grade physical science at Conrad Ball Middle School. We both love to take wilderness canoe trips, hike, fish, crosscountry ski, ride mtn. bikes, and watch wildlife. We are extremely happy to live in a location that fits our life style.

Service to the community is part of my nature and I view working on the Retreat Homeowner's board as a part of that service. My experience on several committees at work, in former communities, and for the Big Thompson Credit Union Board gives me insight and preparation for the challenges of the Retreat. Qualifications I bring with me are an optimistic attitude, a willingness to work, a desire to work with others, well-developed inter-personal skills, and good problem solving abilities.

Thank you.

Irene Little: My husband, Steve, and I bought our first lot in the Retreat in 1979 and the following summer we built our first home on Fishermans Lane. After spending the next ten years summering in the Retreat, we realized that this was the place where we wanted to live permanently. In 1990 we moved to the Retreat from the Boston area with our two teenagers. Since then we built our new home at 22 Saddle Court. Both Steve and I are professional astronomers and teachers and one of the greatest benefits of living in this area are its dark skies, so unlike the polluted Boston skies. I am very concerned for the environment of the Retreat and hope to work towards keeping the character of the Retreat as we all saw it when we came here. My function on the board will be to represent your interests in keeping the Retreat a great place to live and to visit. I hope I will be able to serve you in the coming years.

Richard Stolte: Rich and Sandy are permanent residents of the Retreat. They purchased their property at 118 Miller Fork Road in August of 1990, have camped there in their trailer, and now have their home completed. They feel they have made a very wise choice.

Rich was born and raised on a farm in Nebraska and came to Colorado to attend UNC. He received his BA in Elementary Education and his MA in Administration.

Rich has just retired from School District #6, having completed 33 years as an elementary teacher. He was active in the Greeley Teachers Association and served as the chair of the negotiations committee, chair of the grievance committee, and various other committees at the local and state level. He is past president of the Association.

He is an active member of Greeley Elks Lodge #809, is a past Exalted Ruler, has served as Secretary for approximately 20 years and has been on many local, district, and state committees.

On Sundays, Sandy and Rich attend Immanuel Lutheran Church in Greeley. They have taught Sunday School classes together for several years and Rick was Sunday School Superintendent for several years. He also serves as an usher and has been on the Church Council.

"I have enjoyed the peace, quiet, wild life, and the absence of bright lights in the Retreat. In the past I have lived near barking dogs, speeding traffic, and bright lights; so if elected to the Board, I will work to see that the Retreat remains what it is and has been."

Duke Sumonia: Jewell and I bought our land in 1972, camped each vacation until building our home and becoming full time residents in 1986. I retired after 35 years as a Cartographer with the Defense Mapping Agency. Have a BS in Engineering and Masters of Public Administration from the Univ. of Missouri at Kansas City.

Have been active on the RLA Board 1988-91, Glen Haven Area Fire Board, Estes Park Museum Board, Hospital Auxiliary Board, Hospital Thrift shop, RLA Architectural Committee and as the local historian (unofficial-just a hobby) maintain scrap-books and give slide shows.

I Believe a Board should and must treat all fairly and equally, not take advantage of the position for personal gain, encourage open debate, be open to criticism, be responsive to questions, abide by the Bylaws and Covenants, be good stewards of the Retreat and the member's assessments, represent all the members, not just the "yes votes",

I strongly believe all members have the right to directly vote for Board Members, not lose their right because they cannot attend the Annual Meeting (or use a proxy), also that members should vote on acceptance of the budget and assessment

I CARE ABOUT THE RETREAT

Marcy Trahan: My husband, Rich, and I have owned property in Bulwark Ridge since 1981. I have served as Secretary-Treasurer of the Bulwark Ridge Owners Association since 1985. During this time, we have always paid road fees to The Retreat for use of the Retreat Roads. As of 1994, Bulwark Ridge property owners have become full members of the Retreat. Like all of you, I share a deep concern about maintaining the beauty and tranquillity of our mountain properties. At some future time, we anticipate building a cabin on our property. I know there are many issues confronting The Retreat community in the future and I would weigh each issue in light of its positive or negative impact on The Retreat.

I reside in Greeley, CO at 1817 42nd Ave. I teach a 4-5 Intermediate class at Dos Rios Elementary. My husband Rich and I have two children, Nicole, 17, and Jonathan, 14.

Terry Tuttle:

1797 Dunraven Glade Rd.

586-0858 home, 350-4174 work

Occupation: Engineering manager with Hewlett-Packard Co.

Education: MSEE Colo State Univ.

Married - wife Carolyn

- 5 children, all married, 14 grandchildren

History - live at 1797 Dunraven year-round. Owned lot in Retreat since 1992.

- lived in Ft. Collins since 1981

- lived in Grand Junction 1970-1981

- lived in Loveland 1962-1970

I would like to see a board of Directors that:

- pursues the interests of everyone in the Retreat

- fair and open in their intentions.

Agenda

Retreat Landowners Association, Inc.
- Twenty-third Annual Membership Meeting -
Saturday, July 30, 1994
Glen Haven Community Building
Registration: 12:30 p.m.

1. Call to order: Marlan McMahan One o'clock
2. Credentials report: Marvin Gee
3. Standing rules: Marlan McMahan
4. Treasurer's report: Bill Lovejoy
5. President's report: Marlan McMahan
6. Vice president's report: Graham Fowler
7. Architectural Control committee report: Steve Little, John Manchester
8. Road Maintenance report: Dick Weinmeister, Jim Boyd
9. Environmental Concerns report: Mary Purinton
10. Fire Department report: Jack Heidebrecht, Janice Tate, GHAVFD representative
11. Election of board members: Graham Fowler
12. New business: Marlan McMahan
13. Landowner comments
Limited to three (3) minutes per landowner member family
14. Adjournment.

Note: old business or recommendations will also come at the time each of the reports is given.

Twenty-third Annual Membership Meeting

I will not be able to attend the annual meeting this year. Please assign the following proxy and cast the ballot for board of director candidates as marked.

PROXY AND BALLOT FOR RLA ANNUAL MEETING JULY 30, 1994

I, _____, being an active member in good standing of the Retreat Landowners Association, under the bylaws governing said Association, do hereby grant my proxy to (name) _____. (You may designate any active member who is in good standing of the Association. If you choose a board member, they are Graham Fowler, Jack Heidebrecht, Irene Little, William Lovejoy, Marlan McMahan, Dice McKnight and Janice Tate.)

This proxy is being executed for the July 30, 1994 scheduled twenty-third Annual Meeting and carries with it full right to the proxy holder to cast his/her vote(s) as they see fit on all other matters referenced in the notice of the annual meeting.

Date: _____

Lot and filing _____

(signature)

(signature)

COMPLETE this PROXY and BALLOT and RETURN BEFORE THE MEETING TO:

[according to the bylaws, all proxies must be filled with the corresponding secretary]

Retreat Landowners Association
Attention: Corresponding Secretary
PO Box 160
Glen Haven, CO 80532

An open letter to all Retreat Association members

Please vote yes for improved fire protection...

The viability of the Glen Haven Area Volunteer Fire Department is in jeopardy due to funding problems. Donations have diminished and fund raisers are not producing sufficient revenues for day-to-day operating expenses, much less newer equipment, dry hydrants, training, supplies, etc. Vehicles are 20 years and older.

It's obvious that continuing to rely on voluntary contributions is not working. Last year only 58 of our 215 members contributed to the funding of fire protection. This is not a good record! The Glen Haven Association has approved a \$50 per year dues increase to help the GHAVFD underwrite their operating budget. Your Retreat Board of Directors feel strongly that we should do the same. Remember, NO tax dollars from any source currently support our Fire Department.

A Study Group consisting of three Retreat residents (Jack Heidebrecht, Lee Lasson and myself) are researching the viability of a Special Tax District. An initial meeting has been held with an attorney familiar with Special Fire Districts and we are now gathering information. However, a 2 to 3 year timetable is needed before funds become available if voters approve a tax increase. Seven Retreat residents (Marcella Bicknell, Bob Clarke, Tom Geldes, Jack Heidebrecht, Jim Kadlecek, Lee Lasson and John Manchester) serve on the Fire Board of Directors. They have been working diligently rewriting the Articles of Incorporation and the By-Laws, establishing a budget, looking into grants and funding sources and reducing insurance premiums.

The GHAVFD currently has 13 active volunteers and 8 on reserve. Five certified Emergency Medical Technicians and four First Responders are on the roster. These dedicated volunteers work full-time jobs and sometimes tack on 20-30 hours of volunteer time for the department. Each one of these active members is on call 24 hours a day, 365 days a year. The area currently being serviced runs from the top of Devils Gulch Road to Rainbow Ranch near Drake. As our Spring 1994 letter stated, we ALL benefit from a strong, well-trained and properly equipped emergency crew.

Increased funding could help with additional water sources, thereby reducing our ISO rating from a 9 to an 8. This may result in savings to you on your insurance premiums. Remember, even the value of vacant land is greatly reduced when blackened by fire. As you'll recall from the charts sent to you, during 1988-1993, there were more medical calls than any other type of call. A number of these have been in the Retreat and the next one **COULD BE YOU.**

The Glen Haven Association has shown their support. Now let's show ours by voting "YES" to a dues increase in 1995 to help our Fire Department.

Signed / Janice Tate

Board of Directors, 1993-1994

Marlan McMahan.....president
3124 Wheeling ST, Box 31193
Aurora, CO 80041
364-7362 *

Graham Fowler.....vice-president
4049 Spy Glass LN
Niwot, CO 80503
440-4064

William Lovejoy.....treasurer
180 Solitude CT, Box 236
Glen Haven, CO 80532
586-0660

Jack Heidebrecht
279 Fisherman's LN, Box 227
Glen Haven, CO 80532
586-6647

Irene Little
22 Saddle CT, Box 37
Glen Haven, CO 80532
586-9051

Dice McKnight
2118 24th ST RD
Greeley, CO 80631
353-1044

Janice Tate
931 Streamside DR, Box 41
Glen Haven, CO 80532
586-9289

Committee chairs, other officers

- Stephen Little.....Architectural Control
Box 172
Glen Haven, CO 80532
586-9051
 - Mary Purinton.....Environmental Concerns
1284 Copper Hill RD, Box 142
Glen Haven, CO 80532
586-9092
 - Richard Weinmeister.....Road Maintenance
918 Streamside DR, Box 141
Glen Haven, CO 80532
586-8524
 - Marvin Gee.....Assistant treasurer,
722 Miller FK RD, Box 160 corresponding sec.
Glen Haven, CO 80532
586-5485
 - Joanne Weinmeister.....Recording secretary
918 Streamside DR, Box 141
Glen Haven, CO 80532
586-8524
- Char & Marv Gee.....Newsletter editors

* All telephone numbers are area code 303.

**THE RETREAT
LANDOWNERS
ASSOCIATION, INC.**
Post office box 160
Glen Haven, CO 80532

**First
Class
Mail**



Dushan(Duke) & Jewell Sumonia
PO Box 114
317 Dunraven Glade RD
Glen Haven, CO 80532



Address correction requested

September 1994

The Retreat



NEWSLETTER

Annual Meeting Highlights

At the beginning of the business session 62 landowner units were present. Six more owners signed the registry during the afternoon. A total of 32 proxies were submitted.

There are now 103 dwellings in the Retreat with seven more under construction. Of this number, 56 are year 'round and 47 part-time. There are four rentals.

The annual assessment was set at \$215 for the next three years. This includes \$50 per member for fire protection and \$50 for open space.

This *newsletter* contains the complete minutes of the meeting. The results of the election can be noted in the directory on the back page.

"Thank you!"

The members of the Glen Haven Area Volunteer Fire Department and its Board of Directors wish to express their appreciation to the Retreat Landowners Association for their unanimous show of support at the July membership meeting. We also appreciate the \$5,320 donated to the Department for use this year by individuals in the Retreat.

While other fund raising activities will still be required, the two landowners association will, in effect, be providing a much improved financial base for the department's operations.

We will continue to study other funding sources, particularly the tax district concept, and will do our best to provide effective fire protection and emergency medical and rescue services.

- Tom Housewright, Fire Chief
- Jim Kadlecsek, Board President

News Briefs

The next meeting of the RLA Board of Directors will be held at 9:30 a.m. on Saturday, September 24, in Graham Fowler's Retreat home, 2102 Miller Fork Road.

Dogs, if they are off your own property, are to be under your control.

Next *newsletter* - early December.

>Sounds carry! Be thoughtful of others.<

Dear Fellow Retreat Members,

At this year's annual meeting I was re-elected by the membership and chosen by the Board of Directors to serve as your President. Thank you for your support and your confidence in me. I envision the Retreat as being a quiet place in which to live, in which to enjoy the company of neighbors and friends and in which we work together to solve our problems. With your help I will work hard to keep this a pleasant, peaceful place for all of us.

During the last year we have accomplished a lot. Putting the financial backing of the Retreat behind the Glen Haven Area Volunteer Fire Department for the next three years, will allow all of us to rest easier in case of a fire or medical emergency. Being here during the Pingree Park fire in late June and having ashes fall on our house made us very aware how vulnerable we could be to forest fires. Not only could our homes be destroyed but so could our beautiful land. Thinking about having all these beautiful hills and valleys burned over was difficult to contemplate. Hopefully during the next three years we will be able to develop a more permanent, equitable funding source for the Fire Department, possibly a Tax District.

At the annual meeting we also got your approval to actively pursue the purchase of the 40 acres of National Forest land in our midst for use as open space.

I am looking forward to this coming year. Please feel free to stop by to say hello or give me a call (586-9051) in case you have a concern on your mind. Both Steve and I are usually here, especially in the evenings.

Sincerely,

Irene Little, RLA Board President



RETREAT LANDOWNERS ASSOCIATION, INC.

Post Office Box 160
Glen Haven, Colorado 80532

MINUTES
THE TWENTY-THIRD ANNUAL MEETING
JULY 30, 1994
THE GLEN HAVEN COMMUNITY BUILDING

BOARD MEMBERS PRESENT: Marlan McMahan, President; Graham Fowler, Vice President; Bill Lovejoy, Treasurer; Board Members Jack Heidebrecht, Irene Little, Dice McKnight, and Janice Tate; Committee Chairs Steve Little, Architectural Control; Mary Purinton, Environmental Control; Dick Weinmeister, Roads; Marvin Gee, Assistant Treasurer; and Joanne Weinmeister, Recording Secretary.

CALL TO ORDER. The meeting was called to order by President Marlan McMahan at 1 p.m.

President McMahan introduced the Board Members and the Committee Chairs, explained their various duties and thanked them for their contributions and time. Esther Russell, Parliamentarian, was introduced.

The landowners introduced themselves, giving Retreat addresses and a word or two about themselves.

A moment of silence was observed for those not at the meeting because of illness or other causes.

McMahan expressed appreciation for services performed and contributions by Jim Boyd who resigned from the Board in January; Dice McKnight whose term on the Board has ended; Ron Tate who resigned from the ACC; Janice Tate whose term on the Board has ended; Mary Purinton who resigned as Environmental Chair; Irene Little whose term of office is up; Duke Sumonia who resigned from the ACC; and special recognition was expressed to Kevin Little who, with his Boy Scout Troup, worked on Retreat trails and bridges. He introduced Marcy Trahan, Officer of the Bulwark Ridge Association. He noted that there is now a locked gate to the Bulwark Ridge area which helps keep non-Bulwark landowners from entering the area without permission.

CREDENTIALS REPORT. Marv Gee reported there are 261 lots in the Retreat and 216 members, including 5 landowners in Bulwark Ridge. New directories were distributed. A filing/lot sequential listing has been added to make them more "user friendly." Total number of members in good standing is 214. Two members, Ruth Maitland and Al Matlock, have not paid their 1993 or 1994 assessments and liens have been filed and recorded against their properties. There have been 34 property transfers since the 1993 annual meeting (21 last year) and new member units added during this time are 32 compared to 19 last year. There are 103 completed dwellings (increase of 4); 56 owner-occupied, full-time (increase of 11); 47 other, part-time and 4 full-time rentals (decrease of 3); and there are 7 being constructed (same as last year).

The number of member units present at this annual meeting is 62. Forty is required for a quorum. A quorum was declared. There are 32 proxies and Gee distributed these as well as a card to be used with each proxy. Gee suggested that next year proxies be submitted 24 hours before the meeting.

MOTION was made by Tom Bennett that the Agenda for the Annual Meeting be accepted. **SECONDED** by Jim Persichetti. **MOTION PASSED.**

The Parliamentarian, Esther Russell, reviewed the MEETING STANDING RULES. Referring to #9: "Those wishing to speak in discussion need to stand," she added "speak up, give name, and indicate if speaking for or against a motion." A 2/3 vote is required for approval of the rules.

Jerry Spencer referred to #2 of the MEETING STANDING RULES concerning officially proposed proxy votes. His questions: Was it not a suggestion to the Board that prior notice be given for amendments of the Bylaws so they could be printed in the NEWSLETTER? If that is so, why were three individuals denied access to the NEWSLETTER when they proposed Bylaw changes in sufficient time to be included? McMahan: Since the

Bylaws were completely changed in 1993, to expedite this particular issue, they were published in the NEWSLETTER. Once the Bylaws were completed, it was decided that additional amendments could be easily brought up from the floor. Fowler: Page 10 of the Bylaws says nothing about notification to members. The Board's position is that these not be published ahead of time since it wasn't a Board generated revision of the Bylaws. They were specifically landowner requests which could be brought up from the floor. Sumonia: Roberts Rules states any member can amend and, when submitted in writing, they must be published at the cost of the Board and for better understanding by the members. Parliamentian Russell: Roberts Rules does say this, but the RLA's Bylaws take precedence and those Bylaws do not require previous notice for amendment changes to the Bylaws to be brought to an annual meeting. If a member wants to get something issue specific, the member must get the Board to approve the request or change the Bylaws to say the Board has to publish them.

MOTION made by Gee that the election of officers and the four items that were printed in the official agenda for which proxies can be passed be considered. SECONDED by Kathy Hubert. PASSED.

MOTION made to accept the STANDING RULES, SECONDED and PASSED.

TREASURER'S REPORT. Bill Lovejoy gave the Treasurer's Annual Report of July 30, 1994. (1) The Board adopted a policy requiring signatures of two officers on checks exceeding \$1,000. Three officers of the Board are authorized to sign checks. (2) A uniform voucher for expenses is being used to facilitate record-keeping and audit. (3) A payroll function has been implemented for part-time employees to meet requirements of insurance, workmen's compensation, and the IRS. (4) A petty cash fund was established with the assistant treasurer for office supplies and postage. (5) Expense line items were modified to enhance accountability and better track expenses. (6) A reserve fund of \$2,500 within the money market account was identified for equipment. (7) A reserve fund of \$1,000 with the money market account was designated for miscellaneous costs. (8) \$2,000 was set aside to assist the Glen Haven Area Rural Fire Department in the legal expenses of pursuing a fire district. (9) \$500 was designated for incidental costs of the Roads Committee in selecting a site for an eventual RLA equipment building. (10) Balance Sheet was updated to include all association assets of RLA's smaller common areas at the assessor's actual value of \$1,800 and the common area park (12 acres) at the estimated market value of \$40,000; and based on Larimer County Roads and Bridges Department's estimate of cost, twelve miles of road valued at \$1,200,000 (underlines the fact roads need to be maintained).

Handouts included the RLA's Annual Report; Statement of Cash Receipts and Cash Disbursement, Year Ended 12/31/93 by Odstrcil and Meis, CPA's; Income Statement, 1/1/94-7/20/94; and Balance Sheet, 7/20/94.

The Statement of Cash Receipts and Cash Disbursements for the Year Ending December 31, 1993 shows Total Cash Receipts of \$27,394.74; Total Cash Disbursements of \$20,510.14; and Excess of Cash Receipts over Cash Disbursements of \$6,884.60.

The RLA Income Statement dated 1/1/94 through 7/20/94 shows an OVERALL TOTAL as follows: 1/1/94 Actual \$15,032.81; Budget \$0.00; and 7/20/94 Difference \$15,032.81.

The RLA Balance Sheet as of 7/20/94 shows TOTAL ASSETS of \$1,295,487.64; TOTAL LIABILITIES \$0.00; EQUITY of \$1,295,487.64. TOTAL LIABILITIES AND EQUITY equals \$1,295,487.64.

Lovejoy addressed the following extraordinary items which are not part of the standard budget. The motions will come up during the Environmental Committee Report following reports on the Fire Department and the forty acres. In the NEWSLETTER, the following four motions recommended by the RLA Board were published.

1. Increase the RLA support of the Glen Haven Area Volunteer Fire Department from \$500 annually to \$10,000 annually for a period of up to three years.
2. Approve the acquisition of forty (40) acres of U. S. Forest Service land as Retreat common area greenbelt

at a cost of approximately \$40,000. (Fowler will give an update on this cost during his report.)

If the membership wishes to approve the above motions, then the annual assessment limit will need to be increased to accommodate them and the following motions are recommended by the Board:

3. Increase the annual assessment limit from \$150 to \$250. (This can be adjusted to accommodate if only one of the previous motions is approved.)
4. Increase the annual assessment from \$115 to \$215 for a period of up to three years in order to support the Glen Haven Fire Department assessment for three years and to support the acquisition of the land.

PRESIDENT'S REPORT. To clarify the previous discussion regarding issue specific items, McMahan noted that in 1992 the Bylaws were completely revised, the attorney put them into final print, a year was spent to see how they would work, and then they were opened up to the entire membership for changes. That is why everything was printed in the NEWSLETTER at that time. Since then, any Bylaw changes are to come up through motions from the floor rather than through the NEWSLETTER.

McMahan thanked the membership for the opportunity to serve on the Board and in the capacity as President. The Board exists for the landowners and seeks to keep accurate records, supervise employees, give notice of the assessment, record and foreclose liens on unpaid assessments, maintain insurance, maintain roads, have the books audited, meet every two months, enforce the covenants, and manage the funds of the Association. The Board set goals to establish covenant violation procedures for an aesthetically pleasing environment, fund the fire department, donate to organizations, replace and repaint signs, plan for open space, maintain expenses and increase revenues and protect equipment. Over 1,000 volunteer hours were donated by the Board. He stressed that we all need each other and need to use our skills in a positive way for the benefit of the Retreat.

VICE PRESIDENT'S REPORT. Graham Fowler commented favorably on the Wine and Cheese Get-Together on Friday Night and suggested it be made an annual event. New signs have been put up around the Retreat and new stickers are available to be put on cars of non-landowners. The roads are in good shape, a successful work day was held, and the stream has been stocked with trout. Some dead fish were found; a couple of reasons for this could be that the stream has been low and people may not know how to catch and release trout (use barbless hooks or bend the barbs, keep them in water as much as possible, wet your hands before touching them).

A solution of the trail issue had been worked out with the Forest Service to our benefit, however, the Forest Service forgot to post it in the local newspapers as required to again solicit public comment on their final proposal, so they are back to square one. A Retreat member who lives in Washington, D.C. has been following up on this. Several proposals are being considered. There are a couple of our trails which might be of concern, but the Retreat is basically protected.

Regarding the forty acres, Fowler reported there are 47 steps to complete which could take up to three years to process. The purchase of the land would actually be a transfer of land. The Retreat would buy a parcel of land in which the Forest Service is interested and there would be a transfer of this land for the forty acres within the Retreat. The Forest Service says that whoever purchases the land can do whatever they want with it in compliance with the current zoning laws of Larimer County, however, variances or other use permits can be requested. Also, if someone else were to buy it, access could probably be acquired since Retreat roads are not gated, therefore, it is possible permission could be granted to use them. It does not have to be kept as open space. The Forest Service's current assessment is \$45,000-\$55,000, but until the Retreat enters into negotiations with the Forest Service, the actual price is not known. The membership asked the Board to come up with a plan--this is it--and he believes the RLA should take advantage of this opportunity now before the Forest Service decides to sell to someone else. RLA does have reserve money which could be put down on it and with a \$50 assessment increase per member for three years, the RLA could afford to purchase that land. Millie Mueller reviewed for the membership an assignment I.B. Mueller as chair and his committee worked on about five years ago to consider the possibility of the Retreat building its own community building. This same

forty acres was considered as a site at that time for a price of \$20,000. Much work went into this project, but it was voted down. Her question to Fowler was "Why are you pushing the Association to purchase this property at this time?" Fowler: Sy Kleinman made a motion at the last annual meeting for the Board to come up with options to pursue the purchase of open space. The motion passed and the Board was directed to do that.

MOTION made by Jerry Spencer that the 40-acre issue be discussed at this time. SECONDED by Maynard Avey.

DISCUSSION: Gee recommended that the motion be voted down since in a sense of priority the Glen Haven Fire Department should be considered before talking about open space. Spencer: To understand what the issue is before we vote, we should discuss it now. There may be another alternative to the Fire Department issue.

CALL FOR QUESTION, SECONDED, AND PASSED.

MOTION DEFEATED.

ARCHITECTURAL CONTROL REPORT given by Steve Little. He announced that he and John Manchester will co-chair the Architectural Control Committee this coming year. He asked that applications and correspondence relevant to the ACC be submitted to the ACC, P. O. Box 172, Glen Haven, CO 80532. One of the issues the ACC is addressing is pollution in the Retreat, basically noise (barking dogs, gunshots, loud talking, etc.). He asked that yard lights, night and porch lights not be left on all night and recommended that motion sensor lights be used. He said the water level is low this year--conserve your water. Leon Satterfield found a lot of cement in the stream which he removed. The stream is not a place for trash. He asked the membership to do their part in helping to control these pollutions.

ROADS COMMITTEE REPORT. Jim reported that he and Rock Tallman are paid employees who help maintain the roads and are responsible for snow removal in the winter. Snow removal this year was minimal--only 2-3 times. He put in about 70 hours since last July--part paid, part volunteer. He and Rock Tallman spent a lot of time cutting limbs from trees overhanging and growing into the road right-of-way. The landowners can help by trimming their own tree limbs and removing trees in the ditches and they can also help by maintaining driveways on the uphill side of the road which tend to wash down onto the roads.

Dick reported, at the request of the Board, the number of volunteer hours he and Dice McKnight have worked during this past year on roads and equipment. Dick has 160 hours (148 on roads and 12 on equipment maintenance) and Dice has 130 hours. The entire material budget for this year was used for 25 loads of road base which was put on Miller Fork. All the roads have been graded at least once. The problem areas are where the road is down to bedrock and there is no material to work with on these areas, but they will try to keep them clean and passable. Steve Little reminded the landowners that they are responsible for keeping their culverts free of debris. Janice asked for and received a big round of applause for Dick and Dice.

Dick reported that Janice Tate had received an inquiry about keeping dust down on the roads. She contacted Enviro-Tech in Greeley and was informed that they use magnesium chloride for this purpose. It does make a hard surface, doesn't hurt vegetation or animals, but the road cannot be graded after it is applied. The price is .50/gallon and would cost about \$1500 per mile.

Maynard Avey asked how much money is spent on the Dunraven Glade road. Response: Dunraven is a County road and is maintained by the County.

Avey also asked why other people besides the Road Crew cannot use the Retreat's equipment. Response: Because of insurance and maintenance, it was agreed that the equipment be used by the maintenance crew only.

FIRE REPORT. Jack Heidebrecht said the presentations given by himself, Jim Kadlecsek and Tom Housewright are about fire safety as well as emergency medical services, a vital part of the services of the Fire

Department. In addition to serving as the Retreat Liaison to the Glen Haven Area Volunteer Fire Department, Jack is also the Fire Department Board Treasurer, one of the three-person committee formed to study a Tax District, the other two members being Janice Tate and Lee Lasson, and he served for 32 years as a public safety official. The fire department is the most immediate source of protection we have. This meeting is crucial to the Fire Department because we are going to decide at this meeting whether or not the Fire Department is going to be funded at an acceptable rate so that we can move on to the task of improving our operational capabilities or whether we are just going to continue with our fund raising. The Glen Haven Association this year made the decision to assess itself \$50/year/member in order to fund the Fire Department. We are asking today that you do the same thing. The RLA has set aside \$2,000 to cover legal fees for a preliminary study of establishing a special tax district. A factual and complete report will be provided to you upon the completion of this study; then eligible electors will decide whether or not a special tax district is the right way to fund the Fire Department. This process could take 2-3 years.

The 1994 budget for the Fire Department was set at \$22,560 and with the income to date plus the carry-over from 1993 and the successful Fire Days effort, there is enough money to break even this year, but there will be no carry-over for 1995. \$3,000-\$6,000 will be needed just to get started next year because we don't know when the money from the Glen Haven and Retreat Associations will begin to come in. Even if this amount does come in, we will still need the \$10,000 requested in the proposal to the RLA today plus the \$9,250 that the Glen Haven Association has allocated to the Fire Department plus another \$6,000 which will need to come from other sources. The only substantial capital outlay purchase the Fire Department is making during these two years is the 6 x 6 military truck they got from the Colorado Surplus Property for \$3,000 with the help of Ron Bachali. It is important to know that there are unpredictable things which come up every year and this year it will cost about \$1,500 to get hepatitis shots for the emergency service personnel. To date, contributions from RLA members total \$5,020 compared to last year's total of \$3,685, but it is still short of the need. He asked those who have not donated to please do so.

Jim Kadlecek, Fire Board President and also a Retreat landowner, gave his report and distributed two graphs which illustrate how the services performed by the Glen Haven Volunteer Fire Department have increased and changed with the years as the Glen Haven area population has grown. The greatest increase in services is the need for medical services. Wildfires have been on the increase in the state. Year-to-date, fire calls are at 72% of the fire calls for the entire year of 1993. When the new Board took over in January, it pledged to come up with a permanent way to fund the Fire Department. There are four alternatives: (1) Solicitation and Fund Raising. (2) Donations from Associations. (3) Tax District. (4) Subscription Service.

Tom Housewright, Chief, Fire Department, gave a presentation on capabilities of the Fire Department's personnel, training equipment, response, medical emergencies and wildfire threat. There are 13 active members and 7 on reserve, 5 emergency medical technicians, 4 first responders and 1 from the Estes Dive Rescue team. Training includes Firefighter I and ongoing continuing education for emergency medical technicians. They have at least one monthly meeting. The equipment average age is 25 years old. They are trying to change the insurance rating from 9 to 8. A couple of dry hydrants have been installed and they hope to install more. In response to 911, firefighters are enroute from 0 to 1 minute and equipment enroute 0-3 minutes. Service covers about 45 square miles. Calls in 1992 were 22 and in 1993 there were 44. They handle all types of calls: medical, accidents, fires, everything from dynamite to rattlesnakes. They also serve as standby for other departments and receive mutual aid from a variety of agencies. Wildfire danger is extreme. He presented a Wildfire Checklist: (1) Report all smoke immediately; (2) Evacuation; (3) Remember: pets and valuables, shut off propane tank, wet down shake roofs, decks, grass, and leave outside lights on, leave ladder and hose visible, close windows and doors, don't block driveway. (4) Defensible perimeter--clear things away 50 feet around your home. YOUR SUPPORT IS APPRECIATED.

McMahan suggested anything which landowners can do to assist in fire safety is helpful--such as the water tanks installed by some landowners. He commented on the positive letter by Janice Tate in the NEWSLETTER.

Heidebrecht reported that 145 out of 216 landowners have not donated to the Fire Department.

Duke Sumonia spoke in support of the Fire Department, but said he remembers the attorney saying moneys cannot be assessed for the Fire Department, so he had proposed a recommendation for the preamble so this could be done, and said there are ways to support the Fire Department without raising dues.

ENVIRONMENTAL REPORT. Chair Mary Purinton suggested that landowners look at the material on the information table about the environment. John Manchester provided copies of the wildfires going on and also provided a picture of what happens when you feed animals and birds--it brings predators. She also brought up the subject of water and wells in Colorado. Dennis Bicknell provided information regarding this--she suggests you read it. Just because your well works today does not guarantee it will work tomorrow. Your wells are not a city supply of water. Your water is coming from a common amount of water below the Retreat shared by all of us, please conserve it. Being on a stream does not guarantee water. Jim Persichetti suggested wells be tested. They can easily be bacteria contaminated, especially if you live on a stream. Mary said do not pour oil on the roads. It will work its way into the wells.

Mary invited Mike Hughes of the Colorado Forestry Department at CSU to attend the meeting today and be available for questions regarding the evaluation of fire danger in the Retreat. He prepared an individualized wildfire report on the Retreat. Pamphlets were supplied by him and he will be available during the break.

Speaking of fires, she strongly mentioned the large number of cigarette butts she finds on roads and trails in the area. It takes a filter 6-9 months to disintegrate. This is not a safe habit at any time of the day or year. When there is a wildfire alarm, it is illegal to smoke on trails or outside of a structure.

Jorend asked about the policy for having llamas. McMahan responded that the Board has addressed this and decided that llamas would be considered in the same way as horses--two per acre. Little said corral fences must be 50 feet back from the edge of property. Permission must be granted from the ACC for the corral and llamas and a building permit as well as ACC permission is required for any buildings.

Janice Tate announced that copies about ordinances of animal control and dog licensing are available from Larimer County Animal Control.

Lovejoy introduced the following motions as recommended by the RLA Board:

MOTION made by Bill Lovejoy to increase the Retreat Landowners Association support of the Glen Haven Area Volunteer Fire Department from \$500 annually (current budget item) to \$10,000 annually for a period of up to three years. SECONDED by Marv Gee.

DISCUSSION: Borge Villumsen asked if voluntary amounts would be requested in the next three years? McMahan responded: No, however, there would still be fundraisers, but not solicitation letters. Don Rausch--What would we lose if we do not vote this in? Tom Housewright: We barely get enough to keep the doors open; response will drop off; equipment could not be repaired, etc. Sumonia recommended the preamble include a statement about this. Lovejoy said that a special assessment cannot be made to support the Fire Department and we are not doing that. One motion is to increase our expenses; the other one is to support our revenue to cover that. A special assessment is not being made to support the fire department. It would be a donation. Manchester said we need to support this now while a Tax District is being investigated. In response to a question about what happens after three years, Janice Tate said that the membership will have to vote on it again or a Tax District will have been established. Satterfield and Trahan both stated their support and commented that \$50 is not much to pay for protection of trees and scenery.

CALL FOR THE QUESTION, SECONDED and PASSED.

MOTION PASSED.

MOTION made by Bill Lovejoy to approve the acquisition of forty (40) acres of U. S. Forest Service land as Retreat common area greenbelt at a cost of approximately \$40,000. SECONDED by Steve Little.

Paul Dingle made a FRIENDLY AMENDMENT to amend the above motion to increase the amount from \$40,000 to \$55,000. SECONDED by John Manchester. Bill Lovejoy and Steve Little accepted the friendly amendment.

DISCUSSION: Sumonia stated his opposition to using a reserve, since how much of this might be needed is not known. Lovejoy responded that there is \$1,000 in the Open Space reserve, \$13,000 unappropriated and \$14,000 in a restricted general reserve--too much for an association to be holding.

Spencer: What is the big fear that if we do not buy the property that it will be turned into a detrimental use?
Fowler: The Forest Service wants to sell it, it has been appraised, the door is open and we have the first right of refusal. We came up with this proposal at the landowners' request and have pursued what we feel is the best plan. Spencer said he is not in favor of purchasing it and not in favor of raising the assessment in order to do so. It is his understanding that the forty acres can be used for only a few purposes and all would have to be reviewed by the County Commissioner and any variances approved. There is also the possibility that if the Retreat Association buys it, it could build a community building or an equipment shed--no longer open space.

Sy Kleinman stated that a commitment needs to be made now. "A piece of earth to live with" is why we came here and we need to preserve whatever limited space we have left. John Barlow stated that he has talked to the County Planners and related the many possibilities developers could do with this land. Tom Bennett said to look at the motion--it says "common area greenbelt."

Borge Villumsen asked about the possibility of the Retreat selling to someone who has adjacent land, but with the same protective covenants which we now have to recap some of our money? Fowler replied this could be done, but it would defeat the purpose of open space and the only access would be a road through the meadow.

In response to a question from Don Raucsh about the Forest Service's pushing us to buy, Fowler said we are pushing them. There are 47 steps which could take three years. We are dealing with the Forest Service in Fort Collins. Fowler has a letter from the Forest Service saying they would like to enter into formal negotiations, however, he has taken it as far as he can without RLA approval.

CALL FOR QUESTION, SECONDED and PASSED.

MOTION AS AMENDED PASSED.

MOTION made by Jerry Spencer that this piece of property be designated as permanent open space, never to be built upon in any manner or form. SECONDED by Maynard Avey.

DISCUSSION: John Barlow and Borge Villumssen both said options should be kept open with no restrictions. Parliamentarian Russell said that according to Roberts Rules of Order, it would take a 2/3 vote of the membership to change it; also Roberts Rules of Order states it is not a good idea to bind a future assembly by a vote. Sumonia said the Board has already considered putting a pole barn on this property, subdividing, or selling a portion off. Fowler responded that these were only "discussed." Anything that takes funds from the Retreat must come before the membership for a vote. The Board does not make capricious or arbitrary decisions when it involves the resources of the RLA.

CALL FOR QUESTION, SECONDED and PASSED.

MOTION DEFEATED.

MOTION made by Bill Lovejoy to increase the annual assessment limit from \$150 to \$250. SECONDED by Joe Barraclough.

FRIENDLY AMENDMENT to the MOTION made by Kathy Hubert to put a three-year limit to the annual assessment limit. Accepted by Bill Lovejoy and Joe Barraclough.

DISCUSSION: Jerry Spencer suggested raising the cap by \$35 for the three years and using the reserve for one year. Sumonia said the Board has been building a reserve over the past several years. The Board could have lowered the assessment by \$30 this year, but chose to put it in the reserve. Over the last five years, there has been an excess of \$23,670 which the Board never returned but put in the Reserve. Little said some of this surplus was spent on a road grader and road base and that a reserve is necessary. There have been no disasters, but if we have nothing in reserve, this could be serious. Kadlecsek said how these reserves were used shows that this particular form of representative government is working. Fowler: In the past, reserves were not carried and we realized that after attending conferences regarding associations, this was not good business. There should be a contingency for an emergency.

CALL FOR QUESTION, SECONDED and PASSED.

MOTION AS AMENDED PASSED.

MOTION made by Bill Lovejoy to increase the annual assessment from \$115 to \$215 for a period of up to three years. SECONDED by Graham Fowler.

DISCUSSION: In response to a question from Don Rausch, Lovejoy said that if a Tax District is established in less than the three years, the assessment could be dropped.

CALL FOR QUESTION, SECONDED AND PASSED.

MOTION PASSED.

ELECTION OF BOARD OF DIRECTORS: The Nominating Committee, Graham Fowler, John Barlow, John Manchester, and Duke Sumonia nominated the following persons to run for the Board of Directors: Ken Gwynn, Irene Little, Richard Stolte, Duke Sumonia, Marcy Trahan, and Terry Tuttle. Each spoke briefly to their qualifications. Duke Sumonia announced his resignation from the nominations.

MOTION made by John Manchester to continue the meeting until 5:30. SECONDED by Kathy Hubert. PASSED.

McMahan called for nominations from the floor. There were none. The election proceeded.

During break, Mike Hughes of the Forestry Department talked to members regarding his fire safety report.

Meeting resumed at 5:15 p.m..

Bill Lovejoy will be the Chair of the Nominating Committee for 1994-95. Anyone wanting to serve on this committee may contact him following the meeting.

McMahan announced that Joanne Weinmeister is requesting to be relieved of her duties as recording secretary. Anyone interested, contact a member of the Board.

NEW BUSINESS:

Fowler reported that Ken Gwynn, Irene Little and Richard Stolte have been elected as the new Board members.

The following friendly RESOLUTION was presented by Maurice Ward:

Whereas, Members of the Retreat Landowners Association (RLA) have a right to hold and express their thoughts and concerns to the Board of Directors and any other RLA Member, and

Whereas, Members have a right to question any action of the Board, and

Whereas, They, the Members, have a right to expect answers to any concerns or questions presented in writing to the Board; now therefore be it

- RESOLVED,
1. That the Members here assembled and present in person direct the Directors to respond in writing to any Member who submits written concerns or questions within fifteen (15) days of receipt of such;
 2. That response be explicit and direct to the concern or question;
 3. That failure to do so as resolved be regarded as not in the best interest of the RLA nor an act of good faith;
 4. That this resolution not apply to questions of a personal, privileged or private nature of any RLA member not of public record;
 5. That this resolution be adopted as a Standing Rule of the RLA;
 6. That this resolution be published in the next RLA NEWSLETTER.

Maurice read the following message from President McMahan from the December, 1993 NEWSLETTER: "We want to continue to encourage each and every one of you to contact us or write to us about anything you appreciate as well as share any concerns you may have."

MOTION made by Maurice Ward that the membership accept the RESOLUTION. SECONDED by Jerry Spencer.

Steve Little made a FRIENDLY AMENDMENT to the RESOLUTION that the time limit be changed to include "not to exceed 30 days" and that #3 be deleted. FRIENDLY AMENDMENT accepted by Ward and Spencer.

DISCUSSION: "Too much is already expected from Board members;" "The Board members already respond in a timely fashion;" "The Board only meets every two months and if the Board as a whole needs to respond, it would mean calling a special meeting;" "It presumes a problem which does not exist."

MOTION made by Marv Gee to continue the meeting until 6 p.m. SECONDED by Steve Little. PASSED.

CALL FOR QUESTION, SECONDED, and PASSED.

MOTION AS AMENDED DEFEATED.

MOTION (#1) made by Maynard Avey to amend Article XII, Section 1 of the RLA Bylaws, by inserting the following before the last sentence, "Members whose lot(s) abut Dunraven Glade Road, and if a dwelling is present having its driveway entering from that road, will not have in their annual assessment a sum equal to their normally prorated portion of road maintenance/snow removal, equipment maintenance/insurance/ reserve depreciation, operator related expenses, and any other directly related funds budgeted or expended." SECONDED by Jerry Spencer.

MOTION made by Graham Fowler that all four amendments be voted upon in total. SECONDED by John Manchester. (This motion takes precedence over the above motion by Maynard Avey.) Following discussion, MOTION by Fowler PASSED.

In addition to the above MOTION made by Maynard Avey, the following MOTIONS were made:

MOTION (#2) made by Maynard Avey to amend Article IV, Section 1, by adding, "The majority of the directors (4) must be full-time residents in the RETREAT." SECONDED by Thomas Geldes.

MOTION (#3) made by Maynard Avey to amend Article IV, Section 2, by adding, "No Director may serve more than two consecutive terms." SECONDED by Jerry Spencer.

MOTION (#4) made by Maynard Avey to amend Article IX, Section 1, by adding, "The President must be a full-time resident in the RETREAT." SECONDED by Thomas Geldes.

DISCUSSION ON ALL MOTIONS: (#1) Dunraven Glade is used by many non-Retreat people in the summer. County maintenance saves all of us money. The County asked us to stay away from their roads and we respect that. It was noted that not all Dunraven Glade residents want to be associated with this amendment. Gee said when appraisers appraise land, if one mile of road is improved in the Retreat, 216 people benefit. Lenders get very nervous about private roads. (#2) No restrictions should be put on people who want to participate, who have paid their dues, who are members in good standing. Living in the Retreat does not guarantee attendance at meetings. (#3) The membership has an opportunity to keep a Board member from serving more than two consecutive terms when casting their votes. (#4) Just puts another restriction on the Board.

MOTIONS DEFEATED.

MOTION made by Tom Bennett that the meeting adjourn. SECONDED. PASSED. Meeting adjourned at 6:05 p.m.

Respectfully submitted,


Joanne Weinmeister
Recording Secretary

Board of Directors, 1994-1995

Irene Little.....President
22 Saddle CT, Box 37
Glen Haven, CO 80532
586-9051 *

Graham Fowler.....Vice president
4049 Spy Glass LN
Niwot, CO 80503
440-4064

William Lovejoy.....Treasurer
180 Solitude CT, Box 236
Glen Haven, CO 80532
586-0660

Kenneth Gwynn
551 Miller FK RD, Box 138
Glen Haven, CO 80532
586-3788

Jack Heidebrecht
279 Fisherman's LN, Box 227
Glen Haven, CO 80532
586-6647

Marlan McMahan
3124 Wheeling ST, Box 31193
Aurora, CO 80041
364-7362

Richard Stolte
118 Miller FK RD, Box 111
Glen Haven, CO 80532
586-4065

Committee chairs, other officers

- Stephen Little & John Manchester.....Architectural
Box 172 Control
Glen Haven, CO 80532
586-9051 & 586-1058
- John Manchester.....Environmental Concerns
657 Miller FK RD, Box 9
Glen Haven, CO 80532
586-1058
- Richard Weinmeister.....Road Maintenance
918 Streamside DR, Box 141
Glen Haven, CO 80532
586-8524
- Marvin Gee.....Assistant treasurer
722 Miller FK RD, Box 160 corresponding sec.
Glen Haven, CO 80532
586-5485
- Joanne Weinmeister.....Recording secretary
918 Streamside DR, Box 141
Glen Haven, CO 80532
586-8524
- Char & Marv Gee.....Newsletter editors

** All telephone numbers are area code 303.*

THE RETREAT LANDOWNERS ASSOCIATION, INC.

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Dushan(Duke) & Jewell Sumonia
PO Box 114
317 Dunraven Glade RD
Glen Haven, CO 80532

Address correction requested

December 1994

The Retreat



NEWSLETTER

Winter Potluck Dinner Set for February 25

All RLA members are cordially invited to a potluck dinner on Saturday, February 25, at 5:30 p.m. The dinner will be held in the fellowship hall at Community Church of the Rockies in Estes Park. The church is located at 1700 Brodie Avenue, south of highway #36, just off Fish Creek Road, across from the high school football field.



Each member family is asked to bring food for sharing and their own table service. Coffee and tea will be provided. A special invitation is extended to those landowners who have recently purchased property.

Please mark this date on your calendar now. A reminder notice will be sent to Colorado residents in February with a request for reservations.

New Briefs . . .

A new supply of RLA windshield decals should arrive soon. Address requests for same to the corresponding secretary.



An Association member has raised a question about whether this *Newsletter* is an official publication of the Retreat Landowner's Association, Inc. The board of directors responded by voting "that this newsletter is the approved publication of the RLA..."



According to the Colorado Division of Wildlife, the owner of an unrestrained dog caught chasing a deer can be fined \$274 and sued for an additional \$500 for the value of the deer.



The RLA board will meet at 9:30 a.m. on January 28 at Stolte's; March 25 at Gwynn's; May 27 at Gee's; and July 29 at Glen Haven community building.

1995 Annual Assessment of \$215 Due Between January 1 and February 28

Members of the RLA, at the business meeting last July, voted to set the annual assessment at \$215 for the next three years. As approved, this yearly assessment will enable the Retreat to make a \$10,000 budgetary contribution to the Glen Haven Area Volunteer Fire Department and to place a similar amount into a reserve fund for open space.

Assessment notices will be mailed to each member at the end of this month. Timely payment will be appreciated. If you have any questions about this matter, please contact the assistant treasurer.



Welcome New RLA Members

Our welcome to seven landowners [listed in date sequence along with filing and lot] who have joined the Association since the directory was published in July.

John & Maye Stewart	1:49
Richard & Claire Maddux	1:8
C. Nugent	3:22
Janice Ricker	4:1
Bruce Asbury	2:4
Robert & Kathy Squire	4:6
Patrick Davis & Janice DeWitt	4:15

"THOSE WHO ARE LIFTING THE WORLD UPWARD AND ONWARD ARE THOSE WHO ENCOURAGE MORE THAN CRITICIZE."

ELIZABETH HARRISON

Greetings

Dear Friends and Neighbors,

The Christmas season is here again and the Retreat is beginning to put on its winter coat. The distant peaks are now covered in snow and we have had a smattering of the white stuff off and on. I enjoy this time of year in the Retreat. There is less hustle and bustle here and in Estes Park. Even the deer have returned to making regular rounds through our yard and enjoying the last of the flowers. Deer and bird watching is one of our favorite pastimes in the winter.

During the last month the quiet has been interrupted as all of you who live here have noticed. The big news is that US West Telephone has contracted to have optical fiber buried in the Retreat. Regular copper wire will then bring the service to each house. So by next spring we should all be able to have private lines and answering machines. We are always amazed to find out how many calls we get when we spend a day at home (and how many we miss when we are not).

This winter we are again planning to have a potluck supper in the Fellowship Hall of the Community Church of the Rockies in Estes Park. So mark your calendar. The hall has been reserved for us on the last Saturday in February (February 25th) from 5:30 to 9:00 p.m. This is a good time to get together and get re-acquainted with new and old friends. It is an especially good time for new landowners to meet the "old hands." We hope to see you all there.

I WISH YOU ALL THE BEST OF THE HOLIDAYS AND THAT YOU FIND PEACE AND QUIET IN THE NEW YEAR.

Irene Little

Irene Little, RLA Board President



Environmental

I hope everyone has a Merry Christmas and a Happy New Year.

During the holiday season we all enjoy the festivities and wonderful food. All that turkey and ham, dressing, sweet potatoes, potatoes and gravy, squash, and other wonderful foods. Then there's all the goodie's; cookies, pies, cakes, and candy. All this wonderful food leads to a few extra pounds that most of us don't need. Well, I have good news for you. I have a perfect way for you to shed those extra pounds. Now is perfect time to remove those beetle

kill and drought killed trees. It's also a good time to clear limbs, and brush from around your house. This activity has many advantages; it cuts down on the fuel for forest fires, it makes our property look much nicer and we lose those extra pounds.

Have a great winter, *John Manchester*, chairman, Environmental Concerns.



Roads

A lot of time and resources were spent on RLA roads this year. Several dozen 15-ton dump truck loads of re-cycled asphalt were spread on Miller Fork and Copper Hill roads. Many of you helped by shoveling rocks, cleaning out culverts and drainage ditches, and trimming tree limbs.

All of this work done in 1994 has provided better roads than we have ever had before; however, our roads are being used much more than in the past and landowner expectations are changing somewhat. We have more year-round residents who are employed and must have dependable access. These residents also require more services: propane, water and trash.

In order to maintain good roads which will be passable all year, it will require additional effort from everyone. Intersections, steep grades and corners are areas which tend to become rutted, eroded and washboard with greater frequency. By reducing overall speed and by accelerating and decelerating more gradually, we can help retain road quality.

With winter upon us, the general guideline is to plow when the snow depth reaches 6" or more. I will do my best to get all our roads plowed in time for everyone to get to work or school on time. Providing it is safe to do so, I'll try to begin plowing around 4:30 a.m. (please excuse the noise). Under normal conditions, it takes 3 1/2 to 4 hours to plow one lane open throughout the Retreat.

When snow is likely, I keep the grader parked in my driveway with the engine heater connected to insure easier starting. Therefore, plowing begins at the back of the Retreat. I most often plow out Copper Hill to the lower entrance at CR #43, back up Streamside to Miller Fork and on from there. (Dunraven Glade is maintained by the county and the Retreat is not supposed to grade or plow it.) If you need to be out early, feel free to call me, preferably before 9:00 p.m.

Residents wishing to purchase road-base for their driveways may contact me. We can get a cheaper rate when we are able to coordinate hauling dates to the Retreat; the more loads, the less the total cost.

Thanks to all who have helped this year. Feel free to call either Dick Weinmeister or me with your comments and suggestions.

Happy holidays and may God bless!

Jim Boyd, your employee.

Name _____
Filing _____ Lot _____
Date _____

Dear friends and neighbors,

Since the Retreat started in the early 1970's many changes have occurred in this area, especially in the numbers of homes that have been built and in the number of permanent residents. These changes have brought new problems with them.

We are trying to update all of the Architectural Control Committee (ACC) files in order to make sure that we have complete records of all the structures, fences, TV dishes, etc. that have been installed over the years. Some of the improvements to your lot that have been made may have slipped through the cracks of our system, especially the placement of TV dishes.

This survey is not intended as a punitive action, but as a record keeping exercise, hence, we would like all of you, to please fill out the survey below to help us establish what the existing conditions on your lot are.

If you need an ACC report form, please check the last column and we will send the appropriate form. Thank you for your time. Please keep us in mind that for all future modications to your lot will need ACC approval.

DO YOU HAVE ON YOUR LOT(S):

If you
need
a form,
check
below

- | | | | |
|---|-----|----|-------|
| 0. Lot only. Thank you; you are finished. | Yes | | |
| 1. Driveway (only)? | Yes | No | _____ |
| 2. House? | Yes | No | _____ |
| 3. Garage? | Yes | No | _____ |
| 4. Barn? | Yes | No | _____ |
| 5. TV dish? | Yes | No | _____ |
| 6. Horse corral? | Yes | No | _____ |
| 7. Fence? | Yes | No | _____ |
| 8. Propane tank? (must be shielded from view,
from other lots and from the road) | Yes | No | _____ |
| 9. Any other structures? (list) | | | |
| A. _____ | | | |
| B. _____ | | | |
| C. _____ | | | |

This form is a self-mailer, addressed on other side: Fold into thirds, place tape on flap, stamp and return. Thank you!

If you have any questions, please call:
Irene Little, president, or Steve Little, ACC, co-chair, 303-586-9051,
or John Manchester, ACC, co-chair, 303-586-1058.

RETREAT LANDOWNERS ASSOCIATION

1995 BUDGET RECOMMENDATIONS

	<u>11/94 ACTUAL</u>	<u>1994 ESTIMATED</u>	<u>1995 BUDGET</u>
INCOME			
Assessments	25438.58	25439	46440
Interest Income	644.37	664	350
Open Space Interest Income	110.31	140	600
Other Income	469.12	470	10
Transfer Fees	2300.00	2300	1500
TOTAL INCOME	<u>28962.38</u>	<u>29013</u>	<u>48900</u>
EXPENSES			
Accounting	280.00	280	300
Administration:			
Miscellaneous	223.92	224	225
Office Supplies	2240.55	2300	1750
Postage	586.08	600	600
Secretarial Services	120.00	140	200
Telephone	428.56	450	400
Travel	117.52	118	150
Annual Meeting	638.76	639	650
Donations - CHAVFD	500.00	500	10000
Donations - GAVFD Legal	656.91	657	1343
Environmental	746.00	746	1550
Insurance	3284.00	3284	3300
Legal Fees	1086.62	1200	1400
Membership/Corp Fees	245.00	245	330
Payroll:			
Employee Compensation	915.75	916	3100
RLA FICA Contribution	56.78	57	192
RLA FUTA Contribution	7.33	7	24
RLA Medicare Contribution	13.28	13	43
RLA SUICO Contribution	27.47	27	93
Property Taxes	123.80	124	140
Reserves			3610
RLA Building Fund	0.00	0	500
Road Maintenance	11002.11	11002	7000
<i>To Open Space Reserve</i>			12000
TOTAL EXPENSES	<u>23300.44</u>	<u>23529</u>	<u>48900</u>
TOTAL INCOME/EXPENSE	5661.94	5484	0
CASH AND BANK ACCOUNTS			
			<u>Start of Year</u>
Checking	2409.31	2409.31	2409.31
MM - Equipment Reserve	0.00	0.00	2000.00
MM - General Reserve	4000.00	4000.00	6000.00
MM - Open Space Reserve	11110.31	11140.31	12140.31
MM - Unappropriated	8547.07	8567.07	3567.07
Petty Cash Fund	100.00	100.00	100.00
TOTAL CASH AND BANK ACCT	<u>26166.69</u>	<u>26216.69</u>	<u>26216.69</u>

Approved by the board of directors, November 19, 1994

Board of Directors, 1994-1995

Irene Little.....President
22 Saddle CT, Box 37
Glen Haven, CO 80532
586-9051 *

Graham Fowler.....Vice president
4049 Spy Glass LN
Niwot, CO 80503
440-4064

William Lovejoy.....Treasurer
180 Solitude CT, Box 236
Glen Haven, CO 80532
586-0660

Kenneth Gwynn
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Jack Heidebrecht
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Happy, healthy, safe holidays!



Dushan(Duke) & Jewell Sumonia
PO Box 114
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Glen Haven, CO 80532

Address correction requested