



# RETREAT LANDOWNERS ASSOCIATION, INC.

## THE ELEVENTH ANNUAL MEETING

August 7, 1982

### THE RETREAT FIRE HOUSE

The meeting was called to order at 1:15 P.M. by RLA President Dick Weinmeister. A total of seventeen proxies were distributed.

#### APPROVAL OF MINUTES OF 1981 MEETING

Mr. Gee made a motion to approve the minutes of the previous meeting. Bruce Slade seconded. The minutes were approved.

#### CHAIRMAN' REMARKS

Dick Weinmeister told the membership that the RLA has had a good year. The procedure for collecting past due assessments is working well. Although we had hoped to have the Miller Fork Trail closure resolved by now, it is in the hands of the Larimer County Engineer at this time. Any questions on the boundary problem will be answered by the RLA attorney who will attend the meeting.

#### TREASURER'S REPORT

John Barlow distributed a Financial Report, prepared by Fisher, Hunt and Company, CPA's, for the years ended December 31, 1980 and 1981 to the membership. John also distributed a statement of receipts and disbursements for the six months ended June 30, 1982. These statements are attached to these minutes. John explained these reports to the members. The policy of the RLA is to keep a \$10,000 reserve for emergency use. All the RLA money is in an interest bearing checking account. The board has explored a money market account but felt it better to keep all the money in one place. Since volunteers take care of the money it becomes cumbersome and time consuming to care for different accounts. We may be forfeiting higher interest to make it easier for the officers to care for the money. John explained that the board has set up a tentative amount of money for use of the GHVFD when needed. The board is also working on getting a pay phone installed at the Retreat Fire House. Harry McDonald made a motion to approve the treasurer's report. Kathy Hubert seconded. The report was approved.

#### ACC

Dennis Bicknell reported that there has not been a lot of building in the Retreat in the past year. This may be due to problems with the economy. Dennis explained the procedure for application to build in the Retreat. He reminded the membership that all landowners agreed to the covenants at the time they purchased their lot and all landowners are obligated to live upto the covenants. The board is seeking legal help to find ways to enforce the covenants. Dennis thanked all those on the ACC for their good work during the past year.

#### ROAD MAINTENANCE

Ray Stark reported that a culvert on Blackcreek Road has been repaired and a new culvert will soon be put on Fisherman's Lane. The road grading has been delayed because the contractor has been working in Estes Park on flood repair. The grading will be done as soon as possible. The board has discussed purchasing a two ton dump truck with a blade for Retreat snow removal and road repair. The contractors have Estes Park as their first priority and the Retreat comes last. If the RLA had its own equipment the work could be done without delay. The board is investigating the cost of purchase, liability, maintenance, and operation for a truck.

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Nancy Neuswanger, attorney from Rebecca Elliott's law office, arrived at 2 P.M. Ms. Neuswanger told the membership that delinquent assessments for the years prior to and including 1981 have either been collected or the landowners are making payment. There are three landowners who have not paid anything but judgement has been received against those three and the attorneys will start collection procedures. There are sixteen landowners delinquent for 1982.

Miller Fork Trail: The Larimer County Engineer, Mr. Compton, was supposed to have a report ready for this meeting. We have not received his report. We need to find the correct location of the trail. This may require going back into the old legal case (Maitland vs. McWhorter) filed several years ago. This suit established the legal description of the trail. We may have to get a surveyor to give us a new legal and then file a motion to amend the legal description in the Maitland vs. McWhorter case to establish the exact location of the trail.

Boundary: Those landowners affected by the boundary discrepancy can learn the amount of land affected on their lots by contacting Ms. Neuswanger. The status of the suite against VTN is on hold at this time. VTN has brought in their corporate counsel from California. Mr. Bermingham is no longer representing VTN. VTN has tentatively agreed to replat the entire subdivision at the expense of VTN under the condition that the RLA drop the law suit. The attorneys recommend that the RLA agree to this. The attorneys would also recommend that those whose lots are seriously affected should either do a lot trade with VTN or sell their lot to VTN.

There was a coffee break at 2:20 P.M.

### BEETLE AND BUDWORM CONTROL

The beetle infestation has been very light this year. Only three beetle kill trees were found. The budworm appears to be on the decrease and the spruce forests are looking better.

### ELECTION OF BOARD MEMBERS

Dick Weinmeister asked for nominations from the floor. There were none. Lloyd Angell made a motion that the nominations close and the secretary be instructed to cast a unanimous ballot for the three nominees. Joann Weinmeister seconded. The nominees were introduced. They are Kathy Hubert, Dale Clark, and Pat Welch. The motion was approved and the three nominees declared board members.

### OLD BUSINESS

The Miller Fork Stream was stocked in June 1982.

To report a fire dial 911- give the operator your name and location. The Fire Department in Glen Haven has fire extinguishers on sale for \$12.00 and flares to extinguish chimney fires for \$8.00.

### NEW BUSINESS

Mr. Avey reported that there is continuous shooting in the Retreat. Other landowners present reported the same and other nuisances. It was explained that there are good citizen problems in the Retreat as elsewhere. If a landowner finds another landowner acting recklessly then a complaint must be filed with the sheriff's department against those reckless neighbors. Everyone must have enough gumption to look out for their rights. Dial 911 to contact the sheriff's office or game warden. The RLA officers are trying to find ways, with legal help, to enforce the covenants. If a landowner sees a violation please write it down and give it to a board member. Everyone must remember that the board and committee members are volunteers who are giving much of their time to the Retreat. Other landowners must be willing to help with some of these problems.

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There was discussion on the problem of trash. Jean Rhodes made a motion that the RLA have A-1 Trash Removal place a dumpster behind the Fire House from May 1 until Oct 31. Joann Persichetti seconded. Tom Hallstrom amended the motion to state at the discretion of the board. There was further discussion about this. Steve Little suggested that those using the dumpster make a donation to that purpose. Jean Richards seconded the amendment to the motion. The amended motion was approved. The Fire Department will place a barrel for aluminum behind the Fire House.

Duke Sumonia informed the board that Estes Park has available aerial photographs of the Retreat area. Jim Persichetti made a motion that the board authorize Duke Sumonia to spend upto \$60.00 for purchasing these maps. Maynard Avey seconded. The motion was approved.

Dick Weinmeister suggested that if anyone was interested in patrolling the Retreat to check cabins to inform the board. This person would periodically check cabins and would be hired by individual land-owners. Any landowner interested in this service can contact a board member.

Lloyd Angell made a motion to adjourn the meeting at 4:00 P.M. Jim Persichetti seconded. The meeting was adjourned.

Respectfully submitted,

*Marcella Bicknell*

Marcella Bicknell  
Corresponding Secretary

BOARD OF DIRECTORS AND COMMITTEE CHAIRMEN

Dick Weinmeister, Pres 2125 Bluebell Ave Greeley, CO 80631	Home 353-9787 Bus. 351-2446
Kathy Hubert, Vice Pres 200 Kohl Street Broomfield, CO 80020	Home 466-6605 Bus. 466-1982
Pat Welch 3801 El Caminito Loveland, CO 80537	Home 667-4653 Bus. 226-3800 Ext 2700
John Carroll 800 Toedli Boulder, CO 80303	Home 494-7728 Bus. 497-3601
Dale "Chip" Clark P.O. Box 64 Glen Haven, CO 80532	Home 828-3688
Ray Stark, Road Chairman P.O. Box 100 Glen Haven, CO 80532	Home 586-2200
Dennis Bicknell, ACC 726 Karen Street Ft. Morgan, CO 80701	Home 867-6237
Ray Tallman, Beetle & Budworm Box 117 Glen Haven, CO 80532	
Rebecca Elliott, Attorney Suite 701 315 West Oak Ft. Collins, CO 80521	Bus. 482-5492
Marcella Bicknell, Corr. Secy 726 Karen Street Ft. Morgan, CO 80701	Home 867-6237