



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

January 25, 1992

PRESENT

President Graham Fowler, Treasurer MaryLouise Widmair, Board members Irene Little Janice Tate, Dice McKnight, Marlan McMahan, ACC Chairman Steve Little, Road Chairman Dick Weinmeister, Asst. Treasurer/Corresponding Secretary Marvin & Charlotte Gee, landowners Jim Boyd and Duke Sumonia.

SECRETARY'S REPORT

The minutes of November 16, 1991 were approved with the following clarifications:studded snow tires should be on the "ambulance" instead of "equipment" (President's remarks, 3rd paragraph); with regard to issues, Graham said that unless someone brings up a specific problem to the Board, it is not an issue, and not to waste time or spend money on the generic "what-ifs" (ACC, 2nd paragraph).

PRESIDENT'S REMARKS

Graham said that the By-law action would be postponed until the next meeting, since the deadline for RLA member comments is March 1, 1992.

He announced the CAI Spring Conference February 29, and encouraged Board members to attend. He mentioned the CAI recent Newsletter, stressing their "Ten prescriptions for a financially healthy community": 1 - prepare realistic budgets, 2 - accumulate working capital, 3 - institute a deferred maintenance fund, 4 - fund adequately for equipment replacement, 5 - establish a written investment policy, 6 - obtain appropriate management reports, 7 - establish and enforce a collection policy, 8 - periodically review insurance coverage, 9 - listen to the auditor, and 10 - stay informed, read, be active in the community institute. Graham feels that the Board should be commended for already following most of these suggestions. Those planning to attend the February 29th conference are Graham, Marlan, Steve and Janice. The treasurer will send in the registrations.

LANDOWNER COMMENTS

A letter was read from Tony and Cathy Chiodo on Bulwark Ridge. They had received a letter from Ron Ellis, an RLA member and contractor from Estes Park, soliciting their business, which they felt was an invasion of their privacy. The Board felt Mr. Ellis had overstepped his bounds, and asked Steve Little to contact him about this problem. It was noted that the Retreat mailing list is not made public. Graham said that the information is public by being on record at the County offices, but suggested that when an addendum to the directory is published, to include "this directory is intended solely for the personal use of the Association members. Any commercial or other use is expressly prohibited." After more discussion, Marlan moved, and Janice seconded that Retreat member information not be released to anyone but RLA members; other private parties or other individuals can go through the channels to get that information. This includes giving out individual names and/or maps. Passed unanimously.

ROAD REPORT

Dick Weinmeister reported that snow was plowed once, when we had five inches. He said there will probably be a couple big snows in April and May, but that the next project is to get the roads in shape.

A new road grader is needed. Janice Tate had talked with Ron Bachali, who recently sold two for around \$8,000 each. He will let the Board know when another one is available. He also suggested that rather than go through the GHAVFD as mentioned at an earlier

Road Report, continued

Board meeting, to go to public auctions and bid on the grader. There is a lot of red tape and many complications involved, going through the GHAVFD. Ron Tate has offered to go with Dick when he checks out the machines. The Board members will keep their eyes open, checking with the Forest and Park Services as well as the papers. Dick said the Retreat shouldn't go over a 12-foot floating blade, the grader should not be older than a 1965 or 1970 CAT 120.

Irene asked how much the cost for maintenance, labor, fuel and oil is, as compared to having someone come in and do the work. MaryLouise will go back through the records for the past two to three years, to break down the cost of maintenance, fuel, oil and labor. This will be presented at the next meeting. It was suggested that the Board check out bids for doing the plowing from local companies as a comparison.

Dick said the present grader is still okay for spreading the road base. GHA has expressed an interest in buying the grader, as theirs is older than ours, when the RLA purchases a new one.

ACC

Susan Mills

Steve read a letter from Susan Mills regarding her property. He recommends that the Fire Department may want to use her building for a practice house to burn, on a wet day. After discussion, Irene moved and Marlan seconded that Graham talk to Susan Mills to come to mutual agreement on a deadline, have a legal document drawn by the attorneys, and signed by both Susan and the Retreat. Passed unanimously.

Van Butzels

Steve suggested that no action be taken by the Board until the Van Butzels call.

Ellis

Steve will write a letter to Mr. Ellis cautioning him not to go after the business as he had. (Refer to Landowner's comments, this meeting).

ISO Rating - GHAVFD

Steve had a telephone conversation with an insurance agent asking where the nearest fire department is. They obviously don't have anything about the GHAVFD. After discussion, the Board made a resolution to be taken to the Fire Board, that the Retreat supports the GHAVFD, and urges them to actively pursue the 9-Rating, that the RLA members would be willing to assist in that venture, in whatever way we can.

Duke, speaking as a member of the GHAVFD, noted that there were few RLA members in attendance at the recent annual Fire Board meeting. He said that the past Fire Board has stayed on until such time as a new one will be elected. Duke is working to get the GHAVFD rating to 9. He asked that the Board appoint a liaison to work with the Fire Board. Janice volunteered to do this.

Duke wished to clarify an item in former minutes from "there are funds" to "there may be funds" for building dams in the Retreat.

Discussion involved volunteers as reserves for the Fire Department, in various capacities, the new Fire Chief Tom Housewright's efforts to upgrade the abilities of the department, Graham's and Marlan's availability to team teach First Aid and CPR. If a fire would break out in the Retreat, Graham should be notified immediately, and can be reached on his pager. Jim Boyd said that a perfect place to draw water at the stream is at the trail head. In case of a Retreat fire, the department needs to have a pool of water to draw from. He asked that the Board look for places on Miller Fork.

Duke announced that Fire Days is on the week-end of June 27th.

Wildland Urban Interface will be asked to do a presentation for the Annual Meeting. Jim Boyd will contact Deputy Leahy to do this presentation. This is the same program on Wildfire Protection that was presented in August to the area residents.

Linden Property

A profile hole was dug too close to the stream. A new one has been done and the site has been leveled for the well digger, by Dale Alps. He also removed a large

ACC continued

boulder from the ditch next to Streamside.

Little Property

Steve and Irene Little have bought the knoll on Copperhill Road. The driveway was already established, so they did not apply for one. The houseplans will be forthcoming.

ENVIRONMENTAL

Irene, and Mary Purrington are trying to get the files and information from Jim Persichetti.

The beavers will be removed in May. Other wildlife observed in the Retreat beside deer, are coyotes and bobcats. Graham affirmed that with beavers and bobcats coming back to the area, that the Retreat is environmentally healthy.

Jim Boyd, offended by hunters coming in, some with automatic weapons, asked to have the DOW patrol the area more frequently. An article concerning this problem was suggested for the Newsletter.

Signs suggested at the November meeting were discussed. Graham checked into the green and white signs which are metal, and he feels they don't really fit in with the ambiance of the Retreat. No action taken. Marvin will bring the Hunters' Alert sign to the next meeting for modification of the wording.

GENERAL INFORMATION

Graham reminded those present that the meeting is a Board meeting, and that discussion and comments should be made only by the Board members. Committee chairmen should make their reports, and landowner comments should be made at the two appropriate times scheduled in the agenda.

TREASUERER'S REPORT

MaryLouise explained the treasurer's report as follows:

BALANCE SHEET

At January 22, 1992, the cash balances totaled \$26,641.02, consisting of \$10,839.73 in checking and \$15,801.29 in the money market account.

INCOME STATEMENT

1992 year to date cash receipts total \$9,546.73 and year to date cash disbursements total \$3,103.20 for an excess of cash receipts over cash disbursements of \$6,443.57.

1991 FINAL NUMBERS

Enclosed are the financial statements for 1991. At December 31, 1991 the cash balance totaled \$20,197.45. In 1991 total receipts were \$26,936.68 and total disbursements were \$19,593.30 resulting in an excess of receipts over disbursements of \$7,343.38.

Other income included check #1811 for \$412.50. This was for pictures taken at the 1991 annual meeting. Since receipts for pictures were included in this account, and since the charge for \$412.50 should probably not be included in 1992 operating expenses, the charge has been subtracted from other income..

The Retreat ended the year with a balance of \$6,793.38. Irene moved, Marlan seconded, to approve the current treasurer's report. Passed. Irene moved, Dice seconded, to approve the 1991 year report as presented. Passed.

Discussion involved the budgeting for road equipment and road maintenance. Referring back to the September Board meeting, page 3 under Budget, paragraph 2, the Board budgeted \$500 for equipment replacement, \$500 for attorney's fees, and \$2,000 for road maintenance. This is from the Goodkin settlement. This makes \$10,555 in road maintenance for 1992 and \$3,500 attorney's fees. Referring to the November Board meeting, page 3, 5th paragraph under Treasurer's Report, the Board added the 1991 excess monies to equipment replacement making a total of \$8,793.38 budgeted in that fund. There is \$15,000 in the general contingency fund at the end of 1992. Jim Boyd will check with Ron Bachali about the purchase of a new grader.

Appreciation was expressed by the Board to Bill Widmair for his work, and MaryLousise's on the treasurer's report.

OLD BUSINESS

A. By-Laws

The By-laws will be tabled until the next meeting. March 1st is the deadline for RLA members' suggestions.

B. Road Grader

Already discussed. Dick asked that everyone watch to see if there are auctions.

C. Maitland

Marvin reported that Maitland own a small piece of land on Dunraven, and also have property in Bulwark Ridge Assn. They have been paying on Bulwark Ridge assessments. Mrs. Maitland was sent a letter, there was a phone conversation between her and Char Gee. A letter from Dennis to Mr. Maitland dated January 1984 was read. There seems to be a misunderstanding. It was suggested that Mrs. Maitland be given Flo Belz's name to see how much the land in the Retreat is assessed for. Marvin and Char will research the minutes more deeply. The action to be taken is tabled until the next meeting. Irene suggested that in lieu of the monetary compensation on this 8/10 of an acre, the Retreat be allowed to use the land for a picnic area. This is lot 13, Filing 3. Graham will talk to our attorneys regarding this problem.

NEW BUSINESS

A. TV Antennas

Graham said that Dick Stathum wants to put a TV antenna in the Retreat. He has checked the area, and the ideal spot is on Jim Piersel's property (lot 33, Filing 3). A special agreement would be made with Jim for use of his property. Fifty people would have to subscribe to make it profitable to Mr. Stathum. Broadcasts will be available to people living down the North Fork of the Big Thompson, to Rainbow Ranch. Channels to be broadcast are Denver channels 2, 4, 6, 7, 9 and 12. He receives under UHF and broadcasts on VHF. To have the service, a descrambler would be provided, the fee would be \$100 a year for full-time residents, and \$50 for summer residents. After discussing several options in letting the membership know of this service, the Board decided that the News-letter could introduce this idea as a possible service available, the Board assuring the membership that it is not endorsing it, and include a form which would be returned to "Translator TV - Estes Park" by RLA members who are interested.

B. Assessments

Marvin reported that 85 assessments for 1992 have been received, one a partial, and three from Bulwark Ridge. So far there have been no negative comments on the raise in assessments. A clarification was made that a Mr. Lucas owns property in Bulwark, and the Retreat. The Retreat property is in the name of Dunraven Glade, Ltd.

It was noted that Howarths have paid their two assessments.

Compared to last year, the return of assessments is good. Almost half of them are already in. Three liens were filed; one has been released, two are still on. Graham will check with the attorneys about the one that had been on for Bulwark Ridge.

C. Other new business

1. Marvin gave the tax forms to the treasurer.
2. Insurance policy is on hand. Will be filed.
3. Colorado Forest Service materials were presented.
4. New envelopes, labels and stickers are available.
5. Initiative for gambling in Estes Park.

MaryLouise moved that as a Board, the RLA is not in favor of having gambling in Estes Park. Seconded by Janice. Passed. A letter will be sent to the Estes Park Town Board.

6. Next meeting at Dice McKnight's on Fisherman's Lane, at 9:30 April 4, 1992. Main topic will be the By-laws.

LANDOWNER COMMENTS

Duke asked that the \$500 the Board budgeted to donate to the GHAVFD be given soon,

Landowner Comments, continued

for 1992. Treasurer will do. The GHAVFD is seeking other funding, have received a grant to purchase Jaws of Life and baloon equipment. Duke said when calling 911, to report a fire, to give the address. He asked for a copy of the Retreat directory for the Firemen's use.

Duke is concerned that people in the Retreat aren't being treated equally.

Duke asked how much money is being paid to the attorney for reviewing the By-laws. This will be presented by the treasurer at the next meeting.

Marlan asked if the monies in the firedepartment have been audited. The Fire Board controls all the money, according to Jim Boyd, treasurer of the Fire Department equipment fund. He said he is not aware that it has been audited. Marlan suggests that an audit be made for the protection of the Fire Board.

In answer to Duke's question, Marlan explained the procedure for the By-law Work:

1. Collect all member comments by March 1st.
2. Take all the comments to the attorneys who will prepare a draft, keeping the By-laws general and legal.
3. The attorney will only question anything brought between this meeting and March 1st, nothing brought in after that date. The attorneys have already worked on the comments up to this date.
4. At the April 4th meeting, the Board will look over the draft as presented by the attorneys, and make the final decision as to what to leave in, and take out.
5. The revised By-laws will then be mailed to the membership in time for review to be voted on as an entity, and not by-law by by-law, at the Annual meeting.

Duke asked to record the Board meeting of April 4th.

Duke reiterated his desire for the Board to change the fiscal year from January to January, to July to July. The Board chose not to change the year, as it feels it works fine as is.

Duke wants a copy of the recent law passed - the CCIOA Bill.

Duke is concerned about firearms being discharged safely on one's own property.

Duke wants a copy of the state law concerning the ten-foot right-of-way.

After some discussion, Irene moved, Marlan seconded that if minutes are distributed to those outside of committee chairs and Board members, they be charged the cost. Passed unanimously.

Reminder: The next meeting is Saturday, April 4, 9:30 a.m. at Dice McKnight's on Fisherman's Lane.

Respectfully submitted,



Carol Fulton, Recording Secretary

RETREAT LANDOWNERS ASSOCIATION
BALANCE SHEET
JANUARY 22, 1992

ASSETS

CURRENT ASSETS

CHECKING 10,839.73
CASH - MONEY MARKET DEPOSIT 15,801.29
TOTAL CURRENT ASSETS

26,641.02

FIXED ASSETS

EQUIPMENT 7,000.00
TOTAL FIXED ASSETS

7,000.00

TOTAL ASSETS

33,641.02

LIABILITIES

TOTAL LIABILITIES

.00

CAPITAL

UNAPPROPRIATED FUND BALANCE 17,141.02
EQUIP. REPLACEMENT APPROP. 3,500.00
GEN'L CONTINGENCY APPROP. 13,000.00
TOTAL CAPITAL

33,641.02

TOTAL LIABILITIES & CAPITAL

33,641.02

RETREAT LANDOWNERS ASSOCIATION
 INCOME STATEMENT (YTD/BUDGET)
 CONSOLIDATED STATEMENT
 JANUARY 22, 1992

	ACTUAL	YEAR TO DATE BUDGET	VARIANCE
INCOME			
ASSESSMENTS	9,346.50	23,785.00	(14,438.50)
OTHER INCOME	(212.23)	.00	(212.23)
TOTAL INCOME	9,134.27	23,785.00	(14,650.73)
EXPENSES			
ACCOUNTING	.00	300.00	300.00
ANNUAL MEETING	.00	350.00	350.00
DONATIONS - GHVFD	.00	500.00	500.00
ENVIRONMENTAL	.00	1,500.00	1,500.00
EXPENSE REIMBURSEMENT	.00	530.00	530.00
EQUIPMENT	.00	2,000.00	2,000.00
INSURANCE	2,289.00	3,500.00	1,261.00
LEGAL	212.90	3,000.00	2,787.10
MEMBERSHIP & CORP. FEES	.00	315.00	315.00
MISCELLANEOUS	45.00	300.00	255.00
OFFICE SUPPLIES	193.90	1,250.00	1,056.20
PROPERTY TAXES	.00	140.00	140.00
ROAD MAINTENANCE	.00	7,500.00	7,500.00
SECRETARIAL SERVICES	.00	600.00	600.00
RESERVES	.00	2,000.00	2,000.00
TOTAL EXPENSES	2,690.70	23,785.00	21,094.30
OPERATING INCOME	6,443.57	.00	6,443.57
NET INCOME	6,443.57	.00	6,443.57

RETREAT LANDOWNERS ASSOCIATION
 CASH DISBURSEMENTS
 CASH - CHECKING

AS-OF DATE: 01/22/92

PAGE 1

DATE	PAYEE	CHECK NO.	G/L ACCT	SUB ACCT	DETAIL	NET AMT
01/09/92	RIEDMAN CORP.	1809	6171			2,239.00
01/09/92	REBECCA ELLIOTT P.C.	1810	6181			13.57
01/09/92	HUGH BECKMAN	1811	6201			412.50
01/21/92	GUIDUCCI	1812	6181			199.33
01/21/92	NEW ENGLAND BUSINESS S	1813	6211			90.49
01/21/92	NEW ENGLAND BUSINESS S	1814	6211			103.31
01/21/92	ESTES PARK BANK	1815	6201			45.00
	BATCH TOTAL					3,103.20
	TOTAL					3,103.20

RETREAT LANDOWNERS ASSOCIATION
BALANCE SHEET
DECEMBER 31, 1991

ASSETS

CURRENT ASSETS		
CHECKING	4,326.16	
CASH - MONEY MARKET DEPOSIT	15,801.29	
TOTAL CURRENT ASSETS		20,197.45
FIXED ASSETS		
EQUIPMENT	7,000.00	
TOTAL FIXED ASSETS		7,000.00
TOTAL ASSETS		<u>27,197.45</u> =====

LIABILITIES

TOTAL LIABILITIES .00

CAPITAL

UNAPPROPRIATED FUND BALANCE	10,697.45	
EQUIP. REPLACEMENT APPROP.	3,500.00	
GEN'L CONTINGENCY APPROP.	13,000.00	
TOTAL CAPITAL		<u>27,197.45</u> =====
TOTAL LIABILITIES & CAPITAL		<u>27,197.45</u> =====

RETREAT LANDOWNERS ASSOCIATION
 INCOME STATEMENT (YTD/BUDGET)
 CONSOLIDATED STATEMENT
 DECEMBER 31, 1991

	ACTUAL	YEAR TO DATE BUDGET	VARIANCE
INCOME			
ASSESSMENTS	25,400.57	21,450.00	3,950.57
INTEREST INCOME - CHECKING	255.38	.00	255.38
INTEREST INCOME - M.M.D.A.	793.73	.00	793.73
OTHER INCOME	487.00	.00	487.00
TOTAL INCOME	26,936.68	21,450.00	5,486.68
EXPENSES			
ACCOUNTING	260.00	215.00	(45.00)
ANNUAL MEETING	318.55	200.00	(118.55)
DONATIONS - SHVFD	1,000.00	500.00	(500.00)
ENVIRONMENTAL	700.00	1,500.00	800.00
EXPENSE REIMBURSEMENT	364.33	530.00	165.67
EQUIPMENT	1,311.07	1,950.00	638.93
INSURANCE	2,784.00	3,500.00	716.00
LEGAL	2,807.55	2,400.00	(407.55)
MEMBERSHIP & CORP. FEES	283.00	315.00	32.00
MISCELLANEOUS	107.59	300.00	192.41
OFFICE SUPPLIES	1,173.23	1,250.00	76.77
PROPERTY TAXES	124.42	140.00	15.58
ROAD MAINTENANCE	7,630.38	7,500.00	(130.38)
SECRETARIAL SERVICES	740.00	600.00	(140.00)
TELEPHONE & FIREHOUSE	(10.82)	.00	10.82
RESERVES	2,000.00	2,000.00	.00
TOTAL EXPENSES	21,593.30	22,900.00	1,306.70
OPERATING INCOME	5,343.38	(1,450.00)	6,793.38
NET INCOME	5,343.38	(1,450.00)	6,793.38



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

April 4, 1992

PRESENT

President Graham Fowler, Board members Janice Tate, Irene Little, Dice McKnight, Marlan McMahan, Marylouise Widmair, Road Chairman Dick Weinmeister, Asst. Treas/Corresponding Secretary Marvin Gee, ACC Chairman Steve Little, landowners Charlene McKnight, Jim Boyd and Duke Sumonia.

SECRETARY'S REPORT

The minutes of the January 25, 1992 meeting were accepted.

PRESIDENT'S REMARKS

Graham read a letter from Mary Purrington in which she voiced her concern about a landowner having a gun-smithing business in the Retreat, her favorable opinion of the way the By-laws are being handled, and her favorable opinion of the Retreat owning its own road equipment.

LANDOWNER'S COMMENTS

Duke thanked the Retreat for the \$500 donation to the GHAVFD. The FireBoard will have its financial statement audited. Duke will mail the financial statements to the Retreat. The GHAVFD has changed the fiscal year to January-January. Fire Days are June 27, 1992. The department is working on the ISO rating.

Duke clarified his statement about inequality of treatment of RLA members, noted in the minutes of the last RLA Board meeting.

Jim Boyd reported that the GHAVFD assisted the EPVFD with a fire, transported some people in the emergency vehicle. He also reported that the controlled burn on Crosier Mountain has been completed.

Janice reported that the GHAVFD would like the Retreat to consider earmarking a certain amount from each RLA assessment for the GHAVFD, so they would have a better idea how much monies would be coming in. No action taken.

Jim added that the GHAVFD would also like more ponds in the Retreat, and suggested that in several areas pools of one to one and a half feet deep be created. The department is buying some floating water pumps, to make fire-fighting easier in the Retreat.

ROAD REPORT

Dick Weinmeister reported that Jim has worked on Copperhill Road pulling ditches, Dale Alps has filled in some spots on Streamside Drive. Jim has also pulled ditches on Elkridge Drive and Bulwark Ridge Road.

Richard Warm from Greeley (Filing 2, lot #4) can't get into his driveway with his RV because the culvert is too high. It was improperly installed. Irene moved, and Dice seconded, that Graham send Mr. Warm a letter, explaining to him what is being done to correct the problem. Passed.

The Retreat sign is at Tates' place. Ron Tate and Steve Little will get it put back up when the ground has thawed.

It was suggested that the Board have a "Mobile Meeting" each spring, in which it would drive around the Retreat to spot problem areas which concern drainage, culverts, rock slides and the like.

ACC

Steve Little reported that four houses have been approved by the ACC. Ellis on

ACC continued

Solitude Court (Filing 1 lot #37); Hutchins (Filing 1, lot #23) on Streamside Drive is putting in a wooden foundation, which has been approved by the County Building Dept. They have been given temporary permission for their temporary building by the ACC. When the permanent house is located, the ACC wants to have final say on the location; Jean and Ed Richards (Filing 1, lot #61) are building an addition to their cabin; Steve and Irene Little (Filing 2, lot #36) are building a new home off Copperhill Road.

Pending construction projects are Jenkins (Filing 1, lot #3), Ranes (Filing 2, lot #33) off Saddle Court, Linden (Filing 1, lot #27) will have extensive work on their entrance, and also have put in a well.

Progress is made on Sue Mills' place on Streamside Drive. The cabin has been razed. Ernie Conrad will not list her property until it is cleared up. If nothing more has been done by the next Board meeting, Graham will call her.

Steve asked for counsel from the Board regarding propane tanks. Rivers & Dionese (Filing 1, lot #24) have installed a white tank. Steve will write a letter to them telling them to shield it by fencing, and to remind them that their shed and outhouse are in violation of the County regulations, and will request that they remove them from their present locations. He will also ask for a report from them before the next Board meeting. Steve will also write an article for the next Newsletter regarding the concealment of propane tanks. Another article by Steve will address the activity in the Retreat, and explain the impact it will have on the roads, reminding new builders to see that their driveway entrances are in compliance with Retreat Covenants and codes.

Lorenz (Filing 1 lot #50) on Durraven Glade Road, is putting a modular home on their property. The contents of the trailer will be put in the garage as soon as there is room, and the trailer will be removed.

Steve suggested that a letter be written by Graham to the property owners outside the Retreat's back entrance, reminding them of our 20-foot easement, that the Road Crew will exercise that easement, creating ditches on both sides of the road for proper drainage, enhancing their access as well as ours. Graham will take care of this either by letter or by talking to them in person.

A letter from Mr. Conlin (Filing 1, lot #69) was read. The Board has agreed that his gun-smithing business is inappropriate in the Retreat.

ENVIRONMENTAL

Irene Little reported that there was a meeting in Estes Park regarding Canada Thistles. Graham reported that Boulder County will not spray this year because of chemically allergic people. EVIA has equipment for spraying, to be borrowed by homeowners. The Retreat is a member of EVIA.

The beavers are back. Graham asked that Irene contact Rick Spowart (DOW) to see if he would remove the beaver. We paid him \$50 last year to remove one.

TREASURER'S REPORT

Marylouise passed out the treasurer's report, and explained as follows:

BALANCE SHEET

At April 1, 1992, the cash balances totaled \$39,535.15, consisting of \$23,574.13 in checking and \$15,961.02 in the money market account.

INCOME STATEMENT

1992 year to date cash receipts total \$24,058.88 and year to date cash disbursements total \$4,748.18 for an excess of cash receipts over cash disbursements of \$19,337.70. Included in cash receipts is interest income totaling \$216.20.

Marvin said that there are eight full assessments and two partial assessments that are delinquent. Marlan moved, Irene seconded, that a letter be sent to all ten through the attorney for collection, with the acknowledgement that two are partial payment. The motion passed.

Marylouise passed out her report on how much money was spent on the By-laws.

Graham asked that a credit card be made for the Retreat Board. Marvin will check into it.

Dice moved, Janice seconded, to approve the treasurer's report. Passed.

OLD BUSINESS

A. Road grader purchase

Dick and Dice looked over several graders, whose prices ranged from \$10,000 to \$15,000. They are especially interested in a CAT 12F, serial #99E which has everything operating well on it. Cost \$11,000, is in Strasburg, and could be brought up to the Retreat for \$300. It runs on diesel rather than gas, which will eliminate the problem of gas being stolen from the fuel tank for the present grader. Dick said that Dale Alps might be interested in buying the old grader, and suggests that we sell it for \$2,000 plus several trucks of material. Dice moved that the Board purchase the CAT 12F serial #99E for \$11,000 plus moving expenses, money to be used from the equipment contingency fund, balance to be taken from the general contingency fund. Janice seconded, the motion passed. Jim Boyd is willing to be the regular driver, since Rock Tallman's business is becoming more active, and he has less time to spend on the roads. It was reported that \$7741.04 total was spent in 1990, and \$8926.99 was spend in 1991 for road maintenance and equipment. Irene moved that we "trade or sale" our old grader for an estimated \$2,500, no less than \$2,000, to whomever will buy it. Janice seconded, the motion passed.

B. By-Laws

Marlan called attention to his handout sheets: 1992 history of the By-laws, letters from Duke Sumonia and I.B. Muller. He referred to the history first, which will be included in the mailing of the proposed By-laws to the membership.

In discussing the input from the membership, Marlan noted that thirty family units had contributed ideas to the first By-law draft. The attorneys took the former By-laws with these comments, and reworked them to the present draft. Marlan explained that these By-laws are the attorneys' idea of providing guidelines to the Board so it can work freely and be able to do business for the Association without being encumbered by details that keep them from doing this business. In the discussion, the Board decided that since all RLA members had a chance to contribute to the By-laws, and since the attorneys would legalize the wording, that there would be no need for the membership to vote on the proposed By-laws line by line, or paragraph by paragraph at the Annual Meeting. They agreed that should certain issues come up, they would address those. Noting that some of the members are confused as to the difference between By-laws and Covenants, Graham explained that the Board can enforce the Covenants, but that the By-laws are the rules and regulations by which the Association is operated. When it is presented at the Annual meeting, Graham said it must be sold, that the membership should be aware that it has been accepted by the Board, and that the attorneys have said it is legally correct and brought up to current standards. Suggestions for the membership accepting the proposed By-laws were: accepting as a whole, or not at all; accepting part of the By-laws and revising certain articles.

In public discussion, Duke expressed concern about the way the By-law revision was handled, and that only those in attendance at the Annual meeting would be able to vote on the By-laws. His ideas were expressed in a letter of which all Board members have copies, and he asked the Board to consider, in depth, his ideas. He asked for a public record of all comments. Marlan has a list of everyone who has given him comments on the By-laws.

The feeling of the Board is that when a Board member is elected, the Association expects him/her to use "our money" judiciously, and that it is important that the land-owners trust the Board.

The Board went through the present draft, discussing changes at length, which were notated on their own copies. More discussion involved how the voting will be handled at the Annual Meeting. It will be discussed, then voted on as a total package. If that does not pass, another vote will be taken on sections in which there is controversy. Voting will be done only by members in good standing.

Discussing the change of fiscal year from January-January to July-July, the Board feels comfortable with the way things are, and expressed "If it ain't broke, don't fix it."

OLD BUSINESS, By-laws, continued

With the Board's input recorded, Marlan will now put the agreed-upon changes into the By-laws draft, and send them to the attorney for review and finalization.

NEW BUSINESS

A Assessments

1. Marvin reported that Mrs. Maitland is paying the Bulwark Ridge assessment, and advises the Board not to pursue it any further.

2. Mr. Leheay now owns "Granny Gingham" property, a small part of which is in the Retreat.

B. Miscellaneous

The Board approved the following action: That Marvin

1. Order fifty new small-sized maps of the Retreat
2. Mail the By-laws in envelopes of first-class designation at a cost of \$86.95 for 500 envelopes.
3. Redo the membership directories with latest addendums. He will make 100.
4. RLA Newsletter will be out the last of April.
5. Send the Annual meeting notice with the By-laws, the last Saturday in June.
6. Will receive one annual payment of \$400 rather than in quarterly payments.

C. USFS/OHV Issue

After discussion regarding the Retreat and Bulwark Ridge concerns, Irene moved that Marvin write a letter to Mr. Lloyd concerning the issue, in the name of the Retreat. Dice seconded. Motion passed. It has been suggested that Estes Park adopt the area of Crosier Mountain, and that the Retreat/Bulwark Ridge Associations adopt the Bulwark Ridge-Commanche-Big South Roadless area.

Work days for removing barbed wire are April 13, May 18 and June 29. Madeline Frameson (586-6623) should be contacted if anyone would like to help.

A Roadless Field trip will be taken May 30. Marvin will attend this workshop.

D. Final By-law

Marlan will present the final draft of the By-laws at the next meeting, May 30. Graham and Mary Purrington terms are up, and the Board is encouraged to find members to run for the Board.

E. Landowner Comments

Duke asked for a copy of the CAI document, for a report on the cost incurred in the By-law revision, clarification of how the notification of the membership will be done. Marlan explained that everyone will have a copy of the revised By-laws in June. (See #2 and #5 under B, New Business)

Next meeting: Saturday May 30, 1992, at 9:30 a.m. at Widmairs' cabin.

Respectfully submitted,



Carol Fulton, Recording Secretary



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

May 30, 1992

PRESENT

President Graham Fowler, Vice-President Mary Purrinton, Treasurer Marylouise Widmair, Board members Dice McKnight, Janice Tate and Marlan McMahan, ACC Chairman Steve Little, Asst. Treas./Corresponding Secretary Char Gee, and landowners Bill Widmair, I.B. Muller, Duke Sumonia.

SECRETARY'S REPORT

The minutes of the April 4, 1992 meeting were accepted.

PRESIDENT'S REMARKS

Graham thanked the Road Committee for their excellent work on the roads. He asked Dice and the other Board members to pass on the compliments. Ron Tate has put the Retreat sign up at the front entrance. Jim Ranes has put a "dead end" sign at the end of Copperhill Road.

Graham read some articles from "Board Briefs". One was called "Ten Ways to destroy your Meeting", which was clever and to the point. The second "General Duties for Board of Directors" dealt with fiduciary responsibility, and pointed out that a board should do as a reasonable person would do.

LANDOWNER COMMENTS

Duke reminded the Board that Fire Days are June 26 and June 27, and asked for volunteers. He also said that GHAVFD is trying to change the fire rating from 10 to 9, and then look toward an 8 rating. Donations have been coming in. Two grants from the State are enabling the department to secure "Jaws for Life" and more communication equipment.

He said he was willing to do a slide show at the Annual Meeting.

Janice, reporting as the liason between the RLA Board and the GHAVFD Board, said that the department had ordered a floating water pump, which will pump 410 gallons a minute.

ROAD REPORT

Janice reported for Dick Weinmeister, that Dale Alps will give us 150 tons of material in exchange for the old grader. The amount of money involved would equal \$1500. The Road Crew has put 557 tons of material on Streamside, upgrading it, spending about \$5000. Dick wants to know how much money is left for road maintenance, excluding snow removal. Plans are to work on Copperhill Road next. Streamside is already becoming "wash-boardy" because of the heavy equipment using it in construction work. Dice explained that the crew is waiting for the road to pack down some, then will blade it.

Graham asked that Janice pass on to Dice, Ron Tate and Dick the appreciation of the Board for their work.

ACC

Steve will be gone for a month, and asked Dennis Bicknell to take over for him during that time.

He reported that the committee had approved the following: Jenkins cabin, lot 3, Filing 1; Cooper cabin, lot 3, Filing 4; Crandell cabin, lot 44, Filing 1; Bobby Ranes cabin, lot 33, Filing 2; a footbridge on Stoltes' property, lot 46, Filing 1. Two requests for approval are: driveway on Robb's property, lot 11, Filing 5; and a garage on lot 32, Filing 1, for Marvin Johnson.

ACC, continued

Steve reported that there are seven cabins under construction. The Lorenz cabin, lot 50, Filing 1, will be painted a more appropriate color, stone work will be done around the base, and the trailer will be removed when the basement floor is poured. The Coopers will put their culvert in after the cabin is built, but if the drainage bothers the Road Crew, they should have the right to go ahead and grade as necessary. He has not started the issue with Fivers and Dionese (lot 24, Filing 1) as yet.

Steve will write an article for the next Newsletter on roads, driveways, culverts and propane tanks.

Discussion involved the driveways and land of Kasprzak, lot 13, Filing 4. The property is for sale, but the Board doubts it will sell. Concern over the entrance to the driveway resulted in Marlan and Mary planning to put big rocks across the entrance so as to delineate Miller Fork Road at that point for night-time drivers. Steve will send a letter to the Kasprizaks asking them to clean up the area.

ENVIRONMENTAL

Mary reported that she had called Ray Mehaffie asking if there is a need for a Spruce Budworm count, and also a Pine Beetle count. Mr. Mehaffie said it is not necessary to have the Spruce Budworm count in the Retreat. The Pine Beetle has a 3 to 4% increase, but it shouldn't be as bad as in the 1970's because the weaker trees were taken out by the infestation at that time. The rule applies to get the infected trees down by July 4th. A new spray, DURSBN is as good as MUNDANE.

Boulder County is not using spray to combat Canada Thistle because of so many people having allergic reactions. Mary suggests using ROUND-UP or digging them up, as they can take over a meadow if now controlled.

Suggested way of controlling Tiger Moths (Bag-worms) is using a hose to knock them out of the trees, then spraying the bugs with RAID. To control the Western Tent Moth, clip it out of the tree, including the branch, and burn the "tent" in a paper bag.

Mary said that the "Triangle Review" has a list of rules of trail use for all users, including hikers and motorized vehicle trail users. She will include this in her report at the Annual Meeting.

All EVIA mailing should come to Mary .

One more beaver has been removed. Ron Tate has torn out their dams. Beavers are so prolific that it has been suggested that Rock be allowed to trap them, if they come back.

Mary will check to see if Rock is interested in cutting the Beetle trees, as there are some already appearing in the Retreat. Because one infected tree can infect three to five others, a notice will be sent in the next Newsletter, asking members to indicate if they do not want Rock to cut on their land. Otherwise he will be allowed to cut the trees. Marlan will also talk with Rock. Steve asked about a tree on Copperhill Road which is turning brown.

There will be a presentation of the Wildfire concern at the Annual Meeting. Jim Boyd is making the arrangements.

Mary will have a table with Environmental materials on it at the Annual Meeting. One of her concerns will be on the beauty of the Retreat being destroyed by humans as they build, make driveways and so on.

Graham reported on the "public working group" meeting held in Fort Collins. Of the fourteen people present, nine were from the Forest Service, and gave an excellent presentation, he said. Explanation was made of the maps, easements, wilderness cattle grazing, elk and deer migration. The Forest Service is committed to multiple use of the forest. The OHV people want a loop, rather than an up-down trail. The Donner Pass area is the most used trail. Graham reported that the OHV people said they will not fight for the Indian Trail and Crosier Mountain. The Forest Service will look closely at all the trails and make the final decision.

Graham suggested to them that at the next meeting, June 18, the OHV people show what trails would be compatible with the easements, wildlife migration routes and other considerations. He feels that the Forest Service is against the opening of any of the trails. Over 700 letters were received, with a ratio of 20 to 1 against. Rescue

ENVIRONMENTAL, continued

would be horrendous, should there be an accident on the trails. Graham hopes to have the final solution to this problem to give at the Annual Meeting. He was impressed with the quick response to the letter written by Marvin Gee for the Retreat. This was read to the Board by Char Gee. Copy on file with recording secretary.

TREASURER'S REPORT

Bill Widmair, reporting for Marylouise, explained the treasurer's report as follows:
BALANCE SHEET

At May 26, 1992, the cash balances totaled \$22,050.58, consisting of \$5,993.01 in checking and \$16,057.57 in the money market account.

INCOME STATEMENT

1992 year to date cash receipts total \$24,251.52 and year to date cash disbursements total \$22,398.39 for an excess of cash receipts over cash disbursements of \$1853.13. Included in cash receipts is interest income totaling \$408.84.

Included in cash disbursements is the amount of \$11,325 paid for the new road grader delivered. The Equipment Replacement Appropriation Fund and the Unappropriated Fund balances have been adjusted for this purchase. A new equity account - "Equipment Fund" - has been set up which equals the amounts in the fixed assets category. The other equity account totals equal the cash balance totals.

Discussion involved the equipment replacement fund and general contingency fund, assessment collection and the amount left in the road maintenance fund. Year to date, the RLA is ahead of the budget. Noting that the road maintenance is \$1,789.41, the Board recommended that \$789.41 be reserved for snow removal.

Mary moved, Marlan seconded, to accept the treasurer's report. Passed.

OLD BUSINESS

A. By-Laws

Graham read a letter from our attorney regarding the Colorado Common Interest Ownership Act. (CCIOA) This Act goes into effect July 1, 1992. The provisions of the Act can affect the RLA By-laws. Mr. Guiducci recommends that the Board elect to adopt the CCIOA. After discussion, Marlan moved, Dice seconded, that action on this be tabled. Passed. Marlan will make copies of the letter and the sections of the CCIOA significant to the Retreat, and will send these copies to the Board members.

B. By-Laws Board Revision II

The Board went through this revision with discussion and input by all Board members. It was noted again that over thirty RLA membership units contributed to this revision, whereas the RLA Board of six had worked on the 1986 By-Law revision. After discussion, the Board decided that the membership should vote on the By-Laws article by article, rather than as a whole, as has been suggested at previous meetings. Question - If an article is voted down at the Annual Meeting is it then rewritten at the meeting and voted on again? The consensus of the Board is that this would be the way to go. After more lengthy discussion and concerns voiced by Duke, Marlan explained that the plan is to send the final draft to the membership with the next Newsletter. Duke passed out a letter he will be sending to the membership, which addresses his concerns and ideas. He also passed out copies of Roberts Rules of Order that pertain to his concerns. Copy of this letter and the RRO sections are on file with the recording secretary.

I.B. Muller had felt that the approach to the By-laws was wrong, and the the new By-laws lost the feeling for the Retreat entity. Graham explained that the Board has tried to keep the By-laws as close to the Retreat objectives as possible, but that in this present time, there must be more legal wording than previously. Lengthy discussion followed. Mary moved, Janice seconded, to approve Draft II, and to send this draft to the attorney for legalizing, then send the final copies to the membership. Passed.

C. Other

1. Janice moved, Dice seconded, that we accept 150 tons of material in exchange for the old grader. This cost is about \$1500. Passed. Dick will work with Dale Alps on this.
2. Graham will call Sue Mills about herproperty, as nothing has been done since

OLD BUSINESS, Other, continued

the last Board meeting.

3. The Board decided to let the idea of a TV translator drop.
4. Items from the 1991 Annual meeting
 - a. Additional speed limit signs
 - b. Standing agreement that RLA members have a ten-foot right-of-way to fish Miller Fork.
 - c. Storage facility for equipment. Discussion involved where to place such a facility. Suggestions involved digging into the side of the hill, or buy a parcel of land in the Retreat for the purpose of putting an equipment building, also including room for a fire department vehicle. No action was taken at this time. It will be discussed at the Annual Meeting.

NEW BUSINESS

A. Annual Meeting Plans

1. Friday night Graham, his fiancé, and Bill & Maggie McDonald will host the wine and cheeze party - 7:00 to 9:00 p.m. Members will bring their own wine. Cheeze and crackers and decorations will be provided by the hosts. The Insurance that was used last year will be provided again this year.
 2. Janice will reserve the Glen Haven Community Building for Friday night and Saturday, July 24 and 25.
 3. Mary will obtain the outhouses for the same dates.
 4. Carol will provide cinnamon rolls, beverages and accompanying accruements.
 5. Board meeting at 9:30 a.m. at the GHCB.
 6. Annual meeting at 1:00 p.m. at the CHCB. I.B. and Millie Muller will take care of the registration desk.
 7. Saturday picnic - Janice will secure the place for the picnic. If there is rain, it will be held at the GHCB. Everyone will bring their own picnic goods. Duke will show slides of the history of Glen Haven and the Retreat at 8:00 p.m.
 8. Sunday, Duke will again lead a hike.
- Graham reminded the Board that all committees will give reports at the Annual Meeting, the By-Laws will be voted on, election of officers, the Wildfire presentation, among other items. Graham's and Mary's terms are up, and he encouraged the Board to find other RLA members to run.

B. Newsletter

The Newsletter will be sent by July 1st. All articles should be in at least a week earlier. This packet will include the final By-law Draft, and will be sent first class.

C. Complaint

A person complained about the "Dogs, Dogs, Dogs" article in the last Newsletter.

D. Uncollected fees

Graham will talk to the attorneys regarding this problem. Discussion involved what to do with those who owe the finance charges, or are delinquent in assessments. A payment plan was suggested. After more discussion, Marlan moved, Mary seconded that a letter be sent to those who are in arrears of their assessments, explaining that "our records show that in order for you to vote at the Annual Meeting, your dues, interest and legal fees must be paid in full." Passed.

E. Trout Stocking

Several cars have been seen around the stream, a lot of garbage and pollution have been picked up by Board members. Others have put signs and notes on the cars stating that they were trespassing. Graham asked Board members to put big rocks where these cars park. Marlan will make a sign or card to put on the windshields to warn people that they are trespassing. Marlan moved, Janice seconded, to NOT stock Miller Fork this year. Passed. (Graham cried!)

LANDOWNER COMMENTS

Duke plans to review the final draft of the By-laws, and make comments at the Annual Meeting. He will offer amendments from the floor. He encouraged the Board to be favorable to the CCIO and to use Roberts Rules of Order at the Annual Meeting. One amendment that he wants is to have the fiscal year changed from July to July, and thinks this should be the membership who choose. He wants the Board to be very specific on proxies.

I.B. was concerned about the idea of removing "facilities" in the By-laws. Marlan explained that the membership voted to not have recreational facilities such as tennis courts, etc., as originally planned with the Retreat was formed. However, he will remove only the word "recreational" and leave the word facilities in.

Next meeting - Saturday, July 25, 9:30 a.m. at the Glen Haven Community Building.

Respectfully submitted,



Carol Fulton, Recording Secretary



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING November 21, 1992

PRESENT

President Marlan McMahan, Vice-President Graham Fowler, Board members Irene Little Dice McKnight, Janice Tate, ACC Chairman Steve Little, Corresponding Secretary Marvin Gee, Environmental Chairman Mary Purinton, landowners Char Gee, Tim Stolz and Duke Sumonia.

The meeting was called to order by the President. He asked for feed back on how things in the Retreat are progressing. He expressed appreciation for the support of the Board, and said that though we may disagree on issues and items, we can foster the positive side, by seeing the worth in all members of the Retreat. He intends to tap the many talents and resources of the RLA members, and use them in a positive way. He asked Graham to report on a recent Big Thompson Distaster Drill in which the GHAVFD was a part. Graham referred to recent articles in papers regarding this drill.

SECRETARY'S REPORT

Marlan thanked Janice Tate for doing the minutes of the September meeting. Irene moved, Graham seconded, to approve the minutes. Passed.

LANDOWNER'S COMMENTS

Duke asked if there would be a response to his letter.

ROAD REPORT

Dice reported that Wagner Company had repaired the grader. While repairing the problem for which they had been called, they also worked on other extras, and showed Jim Boyd where to grease it. The cost was \$3,000. Dice will also talk with Jim, and explain some of the procedures involved with the grader.

Graham asked if the corner of Miller Fork and Bulwark Ridge could have recycled asphalt. That corner is much like the Miller Fork/Dunraven Glade intersection where this material has been used. Since the Road Crew receives the minutes, the Board felt that this was a way to let the crew know of this concern.

ACC

Steve said he will submit a written report in the future. He asked the Board to establish a committee for Enforcement as the ACC would prefer not to be in that position. The committee would have someone from ACC (he, as ACC chairman would be an ex-officio member) one from the Board and one from the general membership. These would be residents, or members who are frequent visitors. This Enforcement Committee could act as an appeal board. A By-law change regarding the committee as an appeal board by be needed. The ACC will meet December 12 to establish ACC policy. When this document is in place, Steve will send it to the Board. Right now Steve would like to see the Enforcement Committee in place. Marlan explained that the attorney is now working on the difference between the Board and ACC powers. The ACC needs to deal with people pleasantly, and if enforcement is their jurisdiction, Steve says that the offenders begin to pay no attention to the ACC. The procedure would be: anyone who notices a problem, contact the ACC, who would then contact the Enforcement Committee, who would contact the violator. The suggestion is to personally contact the violator, verbally in person or by phone, followed by a letter. If the person in violation has questions, or disagrees with the notification, the next step would be to contact the Board through the President, requesting a review at the next Board meeting.

Mr. Rivers wrote a letter offering to remove his outhouse by May 1993, and to en-

ACC, continued

close his propane tank. Irene moved that the Board write a letter to Mr. Rivers, to accept his letter to immediately fence the propane tank, and remove the outhouse by May, 1993, and that no decision has been made on his shed. Seconded by Graham. Passed.

A letter from Ernie Conrad stated that Sue Mills had removed her outhouse. Board members said it is still there. Janice has a call in to the County Health Department regarding the sanitation. Irene moved to table the discussion on Sue Mills' outhouse until Janice has more information. Seconded by Graham. Passed.

Discussion involved the knight at Bobby Ranes' place, and the gorilla at Hutchins' place. The philosophy of the Retreat is to keep things as natural as possible. Steve will write a letter to both Mr. Ranes and Mr. Hutchins, explaining this philosophy, and noting that others, backed by the Board, feel these items are an eyesore, and not in harmony with this philosophy.

ENVIRONMENTAL

Mary Purinton reported that she is on the mailing list from the National Forest, and that body is trying to keep designated open spaces. She is trying to keep abreast of what is going on.

Mary said that on a recent walk, she saw where someone had dumped cigarette butts on an oil spill on Copperhill Road. It was interesting, she said, how someone had identified the oil spill as a dump. She has tried to cover it with dirt. She encouraged everyone to clean up as they walk the roads, and to keep up our own areas and neighborhoods. Jan mentioned that at the end of Fishermans' Lane there was evidence of campers who had left a mess. Ron Tate took pictures and helped to clean it up. Taking plate numbers and using the red cards was encouraged.

Jan reported that Rock and Brad Tallman spent a long time trying to get rid of the beavers. Rich Spowart had been called, but because of hunting season, was too busy to help. Mary will give the name of a man who successfully traps everything, to Jan.

Jan also reported that she got the name of the person who will help in the Fire Prevention Survey of the Retreat. He has not returned her calls; she will continue to pursue the matter.

Discussion involved both the upper and lower trails on Van Butzel's property. A motion to leave both trails open, was defeated. Dice wondered why there was so much fussing over the trails; he had moved the trail on his property back to the original placement, and some other RLA members raised a fuss. The county surveyor told him that a trail will go where it goes. Graham moved that the lower stream trail on Van Butzel's property be left as it is. Seconded by Dice. Passed. Jan will contact the Van Butzels telling them of the Board's action, about the mess left by the campers, and suggest that the next time they are here to put a chain across their driveway, so that outsiders will know that it's private property.

TREASURER'S REPORT

Marylouise presented the treasurer's report in absentia with a written account. The discussion involved whether there was money left over, and equipment replacement. Irene moved that the discussion of the treasurer's report be tabled until Marylouise is here to explain it. Seconded, Passed. All Board members have copies of her report.

Marlan reported that our attorney is still working on the issue of a Retreat Foundation.

1993 Budget

The Board discussed each item of the proposed budget. The total number of homeowners is 214 RLA members and 6 Bulwark members at the present time. This makes \$24,610 from the Retreat and \$360 from Bulwark. Transfer fees were \$111.14 this past year. Before a decision was made on the donation to the GHAVFD, Tim Stolz was asked to present the requests of the Fire Board. He presented an up-to-date financial statement for the record. He suggested adding the extra monies which might be left over, to the donation to GHAVFD. They wish to add dry hydrants in the Retreat, resulting in stream improvements, making better fishing. Graham suggested adding the \$825 (which is extra from the 214 members vs. 210 members) to the Environmental proposed \$500 in the budget. This

Treasurer's Report, continued

would be used to improve the water supply, which included dry hydrants, and fish habitat. This amount then, would be \$1,325. No action taken.

After discussion on Bulwark Ridge assessments, and referrals to the new By-laws, Graham moved that the Board accept the budget as proposed, assessing RLA members \$115 and Bulwark Ridge members at 75% (\$86.25) to be increased to 100% in 1994. Irene added a friendly amendment that a letter of explanation be written to the Bulwark members. Seconded by Dice. Passed. Copy of the 1993 budget attached.

FIRE SAFETY REPORT

Marlan complimented the GHAVFD on their Newsletter. He reported on the combined meeting of RLA, GHA, and GHAVFD Boards. He said that those in attendance seemed to lean toward the Fire District, as it would 1) include everyone paying, and 2) prevent Loveland or Estes Park including us in their departments, where we would have little say in what transpires. Marlan has checked with the Allenspark Fire District president, who suggested that the procedure to follow is to get State Statutes, have a visit with the assessor. Allenspark has 77 miles and four stations for equipment. Our district would be from the top of the switchbacks down to the Rainbow Ranch on Colorado Road 43, about 25 square miles. Duke said that those who have the election for the Fire District would pay the cost. Janice and Tim will find out if voters must be locally registered, and who gets to vote. Our attorney suggested another lawyer who really knows what to do to get this done. Education is mandatory for those who will be affected. After more discussion, Graham moved that Tim, as president of the GHAVFD Board, write a letter to be enclosed with the assessment, encouraging the donation of \$40.00 to GHAVFD. Seconded by Irene and passed. The Board would like to have something to present at the 1993 Annual Meeting, to explain what the Fire District involves. As liaison between the RLA and GHAVFD, Janice asked, and encouraged the Board members to help the department in whatever way they can, in fund raising.

CORPORATE SECRETARY

Marlan expressed appreciation to Marvin and Charlotte Gee for their work. Marvin reported that there are two people who own land in both the Retreat and Bulwark. He explained that one pays only the Bulwark assessment, the other pays both, and asked for direction. The Board decided to send only the RLA assessment to these people. Legal counsel may be needed for the Maitland assessment.

The Forest Service has sent information on a study on trail management, showing multiple use, and in general, cleaning up loose ends.

Ernie Conrad called to be certain of the date of the 1993 Annual Meeting.

The Edwards property (Filing 4, lot 29) has a garage which was broken into recently. Newsletter Articles must be in by November 30.

Marvin received from Larimer County Treasurer, a copy of an application of treasurer's deed - this concerns taxes due from 1987, which might affect the Van Butzels.

OLD BUSINESS

I. OHV

Graham reported that there is no in-depth report as yet, but that the Forest Service is still working on it.

II. Signs

In a written note, Marvin suggested that the Retreat signs have white lettering so they can be seen at night, and another sign at each entrance saying "The road beyond this point is private. Guests of property owners are welcome." Irene will check into this. It was noted that Bob Lindsay would be willing to make a map of the Retreat roads, which he would put on his land. The Board was not certain this is a good idea. Janice will see about the cost of replacing the front entrance sign. It was decided to put a sign saying "No Outlet" under the existing Retreat signs, and a "dead-end" at the top of Fishermans' Lane. Steve will make these signs.

Old Business, continued

Marlan reminded the Board to keep track of the volunteer hours, as a Retreat Asset.

III. Duke Sumonia's letter to Graham

Graham doesn't plan to respond, since he feels that as we grow, we may need to change the By-laws; that the new By-laws were bringing the old ones up to the 1990's. These were voted on at the Annual Meeting, and he feels that what we have in place is in the best interest of the Retreat.

Discussion involved Roberts Rules of Order. Marlan is taking a class in RRO, and our attorney encourages the Board to work toward learning RRO. It was noted that at the Annual Meeting, a parliamentarian was not needed since our attorney was present. In discussing the By-laws, it was again brought to attention that the Board was in unanimous support of the final draft of the By-laws to be presented at the Annual Meeting.

The proxy issue was determined during the Annual Meeting, when the attorney ruled that they could be counted. There was a suggestion that before the 1993 Annual Meeting, there be a clarification on the use of proxies.

Irene moved that the By-laws be accepted as voted on by the membership at the Annual Meeting in 1992, and not be discussed in the future. Dice seconded. Passed. Any additions to the By-laws will be made at the next annual meeting. The copy in hand, stamped July 25, 1992, is the present By-laws document.

IV Open Item Report

The Board members and Steve Little responded to the several assignments; some have been completed, and some are in the process of completion. The issue of equipment housing was discussed. Steve Little, Jim Boyd and Dick Weinmeister were appointed as a committee to study various sites and determine the best place. Steve has suggested to Mr. Kilpatrick that the Retreat work with him to widen his driveway, (part of which is on common land) making a deal that the RLA use it to get to the equipment, should the equipment building be placed on the common land. Braneke's land was also suggested. The Board will hold a study session with the committee when they are ready with a report.

NEW BUSINESS

I. Newsletter

Rather than have the Newsletter be a letter to the editor or an opinion platform for political views, the Board felt it should be a positive concise document, - an information dispenser. Graham moved, and Janice seconded, that the Retreat Newsletter be used for items of information for the general interest of all members of the Association. Passed.

II. New Association Members

In an effort to make new members feel welcome, Marlan suggested having quarterly potlucks for the new members to meet the Board. It was decided to try one potluck, and then evaluate the idea. Janice suggested that there be a social chairman - she has someone in mind. The date of Saturday, February 20 at 5:30 p.m. was chosen. Carol will check with the Community Church of the Rockies for the place. A personal invitation will be issued to the new association members. The Gees will do this.

III. Board "Get Together"

The Board will get together January 9, 1993 with their spouses. Jan will make the arrangements.

IV. Dates for Board meetings in 1993

January 30 (at Tates), (February 20 potluck), March 27, May 22, July 31 (Annual Meeting) September 25, and November 20. These dates will be published in the Newsletter.

V. Nominating Committee

In accordance with the new By-laws, Irene moved that Janice be chairman of a nominating committee. She will choose two other members from the membership. Seconded by Graham, and passed. Janice will bring her suggestions to the Board for approval.

LANDOWNER COMMENTS

Duke said he plans to tell others his response to the Board's action of today. He said he would stay to discuss his letter to Graham as long as the president would stay to keep decorum. He is considering having a meeting with other "concerned" people. He has

Landowner Comments, continued

a list of these people, but will not reveal their names, as he says some do not want their names known. He is considering sending a letter to everyone at his own expense. He is considering a civil suit against the Retreat. He believes everything he has done is in all honesty. He said his concerns are about the Annual Meeting processes.

Graham moved to ajourn the meeting, seconded by Janice. Passed.

Next Board Meeting - January 30, 1993, at 9:30 a.m. at Tates.

Respectfully submitted,



Carol Fulton, Recording Secretary

FINAL 1993 BUDGET

ASSESSMENT INCOME

EXPENSES

Accounting	300
Annual Meeting	500
Donations - GHAVFD	500
Environmental	500
Expense Reimbursement	895
Equipment	2,500
Insurance (incl. wkms comp)	3,000
Legal	1,850
Membership & Corp fees	200
Miscellaneous	300
Office Supplies	2,000
Property taxes	140
Road Maintenance	8,500
Secretarial Services	600
Reserves	2,000
Total Expenses	<u>23,785</u>