

## **RLA Board of Directors Meeting**

**January 27, 2001**

The meeting was held at the Gilbaugh residence

Board members present: Dale Alps, John Barlow, Marvin Gee, Joanne Gilbaugh, Gene Pfeif and Marcille Trahan. Also Florentine Belz, Graham Fowler, Jan Ricker, and Bill Widmaier. Landowners present were Ken Cooper, Ivan Gilbaugh and Duke Sumonia.

The meeting was called to order by vice president Marvin Gee. The agenda was adopted by consensus.

**Approval of Minutes:** Minutes of the November Board meeting were corrected as follows: Page 2 under Water Augmentation Stock Certificates, correct Tim Buchanan, water attorney retained by Mr. Guducci, to retained by the RLA Board. The minutes were approved as corrected.

**Landowner Comments:** None.

**Board Member Comments:** None.

### **REPORTS:**

**Treasurer:** Treasurer Bill Widmaier reported at January 24, 2001 year-to-date cash receipts exceeded year-to-date disbursements by \$21,973.34. Cash balances at January 26, 2001 consisted of \$2,141.65 in checking and \$103,703.21 in savings for a total of \$105,844.86. Report attached.

**Assistant Treasurer:** John Barlow reported for Marcella Bicknell. There have been two ownership changes since the November meeting. The current membership is 223. Report attached.

**Corresponding Secretary:** No report.

**Architectural Control Committee:** John Barlow reported for Dennis Bicknell. There have been no new proposed building submittals. Report attached.

**Roads Committee:** John Barlow reported no grading or snow plowing has been done for the past three months. Three loads of road base had been put down in various places prior to the winter months.

**Environmental Committee:** Graham Fowler reported on a letter and report he received from the Colorado State Forest Service on their inspection for beetle trees in the Retreat last year. Only ten beetle infested trees were found. The letter will be included in the next Newsletter. It was agreed by the Board this service should be offered to the landowners again this year. The cost to the Retreat is \$250.00 for 25 site inspections although only \$100.00 was charged last year. More information on

contacting the Forest Service by individual Landowners will be provided in a future Newsletter.

**Nominating Committee:** Marcille Trahan, chairman, stated there will be two open positions on the Board next year. The terms of Marcille Trahan and Gene Pfeif expire in 2001. The Committee has been contacting possible candidates for these Board vacancies.

**Welcoming Committee:** No report.

**Newsletter Editor:** Graham Fowler commented on the first edition of the Newsletter by new editor Julie Fowler and landowners' feedback. Positive comments were received; some printing problems will be corrected. A motion was made by Dale Alps and seconded by Gene Pfeif that additional copies of the Newsletter would be available for \$1.00 each. This was in response to a landowner's request for extra copies. Motion carried. The price was determined by the costs of printing and mailing. Committees within the Board are exempt from this charge.

## **UNFINISHED BUSINESS**

**Bulwark Ridge "Association":** Marcy Trahan reported the Maitlands are at the appraisal stage of their negotiations with the Forest Service for the exchange of their two parcels in Bulwark Ridge.

**Covenant Violations:** Violations that still exist include the motor home used for storage on a lot owned by Mr. Groome on Miller Fork Road. Mr. Groome has been contacted by mail twice and there appears to be a difference of interpretation by him of the applicable covenant. The lot is now for sale and may be under contract. Dale Alps suggested Mr. Groome be contacted in person by one of the Board members before legal action is initiated to save expenses. Dale Alps and John Barlow will talk to Mr. Groome.

Mr. Nuttal has removed his trailer as requested.

Dale Alps discussed another trailer that is still in violation after several years even though it is not visible to many landowners but all landowners should be treated equally. A motion was made by Marcy Trahan that the Board authorize Marvin Gee and Steve Little to compose a letter and hand deliver it to Mr. Nelson stating the Board's concerns regarding the length of time his trailer has been on his land in violations of the covenants and encourage him to remove it and if he does not comply with the Retreat's request by March 31, 2001, the Board will seek recourse with Mr. Guducci. Seconded by Dale Alps, motion carried.

Automobile violations were tabled until the March meeting. Marvin Gee submitted a notice to be published in the next Newsletter as follows: "VEHICLES IN VIOLATION" The Retreat Covenants were designed to help preserve our natural environment, prevent unsightly activity and protect our property values. The Retreat Board of Directors is increasingly concerned about the number of autos on landowners' property

that are improperly stored. At last count there were more than 20! Retreat Protective Covenant No. 14. Private Automobiles: 'No inoperative private automobiles, machines or rubbish shall be placed and remain on any lot for more than thirty (30) days unless stored or parked in a carport.' The RLA Board will address this issue at the March meeting. Those who are considered to be in violation of this covenant will be notified. Members affected by this regulation are urged to be proactive and correct the situation on their own initiative. Such cooperation will be greatly appreciated."

Marvin also quoted from the County statutes which states: "A vehicle is considered junk when it is non-operative, unlawful or dismantled. Only those automobiles that do not qualify as junk vehicles and are owned by the occupant of the home may be stored outside."

Letters about propane tank violations will be sent to Geldes, Brethauer, Mills, Stocker, and the Glen Haven Fire Department. Their tank at the Retreat fire house needs to be enclosed since it is on Retreat Common land. When weather permits, these violations should be attended to.

**Water Augmentation Stock Certificates:** Marcy Trahan reported she had been in contact with attorney Tim Buchanan who had prepared a document which was sent to the Board and to Maitlands' attorney, Bill Brown. He responded with a counter proposal. There are a number of concerns that need to be worked through regarding different interpretations of the water court decree and how the water in question can be used. The Maitlands want to use all the water that is not being used by Retreat landowners in filings three, four, and five. They want to divert this water to be used for irrigation on their pasture land. The Board feels this is illegal and in violation of the water decree, the augmentation plan, and a violation of the trust as they are holding these water certificates in trust for the benefit of the Retreat filings three, four, and five and when the Maitlands accomplish the exchange of their two properties in the Bulwark Ridge Association they will no longer have a vested interest in maintaining control over the water certificates. The state water attorney has the authority to forbid the diversion of water from those wells if the water augmentation plan is not implemented as it was decreed by the water court. The Maitlands' position would jeopardize the use of the water in filings three, four, and five and Bulwark Ridge. The Board wants this issue resolved to protect the Retreat's right to either drill a well or to draw water from an existing well. Negotiations will continue between the water attorneys and the Board to protect the interest of Retreat landowners and to acquire these certificates for the Association.

**Qwest Abandoned Telephone Wires:** Marvin Gee reported Qwest has removed the cable from Dunraven, but not from Streamside, Black Creek and several other areas. He will continue to monitor their progress.

**Improvement Districts:** There has been no action on this issue. Joanne Gilbaugh moved this item proposed by Guy McCoy be removed from the agenda as it would not be a benefit to the RLA. Seconded by Dale Alps. Motion carried. Mr. McCoy should be sent a thank you letter for his work on this proposal.

**Winter Potluck:** The dinner is set for February 17th at the Community Church of the Rockies in Estes Park. Marvin Gee and John Barlow will handle the details for setting up. The treasurer was requested to cut a check for \$100.00 to the speaker, Brian Cervantes. He will give a talk on the history of the Ute Indians in this area.

**Water Augmentation for Roads:** Marvin Gee reported he had been in contact with Merlin Friedrichsen who knows of a source. Marcy Trahan moved that the Board contact Loveland Water and Power to secure one acre foot of water for use on road repairs and potential fire fighting needs. Seconded by Dale Alps. Motion carried. Marvin will contact the Water and Power Dept. and report back to the Board.

**Water Truck Insurance:** No action has been taken. Bill Widmaier will follow up and report back at the March meeting. He will also check on insurance for volunteer operators of the road equipment.


**Annual Meeting:** Dale Alps asked for authorization to reserve the Big Thompson Community Building at Drake for July 28, 2001 for the Annual Meeting. He was advised to make the reservation since there were no other favorable meeting places suggested.

#### **NEW BUSINESS**

**Fire Management Program:** There was a suggestion that a program available on the 2000 fire season be presented by the Fire Management Dept. of the E.V.R. and Park District to the residents of Glen Haven and the Retreat this summer. Also, a Land Trust program is available of their work in the Estes Valley.

**Fire Days:** Marcy Trahan will contact Steve Housewright and Vicki McCoy if there is any interest in the Retreat and Glen Haven residents working together to sponsor the annual Glen Haven Fire Days celebration and fund raiser.

The meeting was adjourned at 11:15 a.m.

  
Recording Secretary

ARCHITECTURAL CONTROL COMMITTEE  
THE RETREAT LANDOWNERS ASSOCIATION  
POST OFFICE BOX 172  
GLEN HAVEN CO 80532

January 24, 2001

TO: The Retreat Landowners Association Board of Directors  
FROM: The Architectural Control Committee

The ACC wishes to advise the Board of Directors of its activities since its last written report of November 19, 2000. No official ACC actions have been taken: there have been no proposed building submittals. Inquiries and notices concerning roofing, painting and storage sheds have been received. External finishing work continues at the Resurrection Fellowship cabin and construction is underway at Vermies on Copper Hill Road. Interior restoration work continues at Denglers.

Submitted,



Dennis R. Bicknell  
For The ACC

ACCBDJ01

ASSISTANT TREASURER RERPORT

January 27, 2001

Board of Directors Meeting  
Retreat Landowners Association

As of January 25, 2001 there have been 2 ownership changes since the November meeting:

Jack & Kathleen Schlosser bought 3:43 from Kuna

Sue Reynolds bought 1:52 from Lovejoy

The current membership is at 223. The 2001 assessments were sent out on December 26,2001 and 126 landowner units have paid in full. Of those payments received, 20 sent 2 checks, \$170.00 to the RLA and \$50.00 to GHAVFD. Hopefully, we can come up with a statement for next year's assessment which makes it clear that the check for the full payment, RLA and GHAVFD, is made out to The RLA. There are 2 BROA members who have paid the \$220.00 and owe the additional \$50.00

The Lucas' have been sent a single assessment notice for the RLA \$220.00 and two notices for the BROA \$50.00. Let me know if this is correct.

Thank You  
Marcella Bicknell, Assistant Treasurer

**RLA Board of Directors Meeting  
March 24, 2001**

Board members present: John Barlow, Marvin Gee, Joanne Gillbaugh, Steve Little, Gene Pfeif, and Marcille Trahan. Also, Florentine Belz, Marcella Bicknell, Jan Ricker, and Janice Tate. Landowners present were Duke Sumonia, Ernie Conrad and Mr. and Mrs. Charles Nugent.

The meeting was called to order by president Steve Little. The agenda was adopted with the addition of "resolution notebook" under new business.

Approval of minutes: Minutes of the January meeting were approved as corrected. On the last page Steve Housewright was corrected to Tom Housewright.

Landowner comments: None

Board Member Comments: None

Steve Little acknowledged a letter from Cynthia Knipple regarding the zoning variance requested on Streamside Drive across from her property. He also reported a problem between Bakers and Rivers regarding the shared bridge to their properties on Streamside Drive which Mr. Rivers has now locked. It was the Board's opinion the parties will have to come to an agreement between themselves; or with litigation, and the Retreat Board would not be involved in their dispute.

**REPORTS**

Treasurer: Marcy Trahan reported for treasurer Bill Widmaier. As of March 21, 2001 year-to-date cash receipts exceeded year-to-date disbursements by \$39,497.34. Cash balances at March 21, 2001 consisted of \$2,863.82 in checking and \$120,505.04 in savings for a total of \$123,368.86. Report attached.

Assistant Treasurer: Marcella Bicknell reported eight landowners have not yet paid their assessment. She had a letter from Mrs. Lucas requesting the amount due for her Bulwark Ridge Association properties. They have been owned in different titles and clarification was needed as to how many assessments were owed. Marcy Trahan and Marcella Bicknell were instructed to research prior payments and reply to Mrs. Lucas. Marcella also reported on the other owners who are delinquent and was instructed to send another notice and try to find current addresses. Ballards were excepted since Marcy Trahan is in contact with their attorney. Those who continue to be delinquent will be referred to our legal counsel.

Corresponding Secretary: No report.

Architectural Control Committee: Steve Little reported for Dennis Bicknell. Activity remains very limited. Report attached.

Roads Committee: John Barlow reported on the possible purchase of a Bronco with snow plow attached. It was agreed John and Dale Alps should look at it and then poll the Board by phone if the purchase of this particular vehicle was feasible. Joanne Gilbaugh requested that insurance be investigated. Repairs to Bulwark Ridge Road were discussed. The need for repairs to Bulwark Ridge Road at the cul de sac entrance were discussed. The roads committee will look at it when weather permits.

Nominating Committee: Marcy Trahan reported two possible candidates, Joe Barraclough and Ken Mills have been contacted and agreed to be nominees for the two Board positions being vacated by Gene Pfeif and Marcy Trahan.

Welcoming Committee: No Report.

Newsletter Editor: The new editor was complimented on the job she is doing.

Carpenter Committee: John Barlow had nothing new to report. He and Dennis Bicknell have been in contact with Mr. Ventresca, an adjoining landowner. The Carpenters have not yet paid any road assessment for this year. The escrow funds, in the amount of approximately \$36,000 that was set aside for the purchase of the forty acres will need to be addressed soon as to its disposition.

## **UNFINISHED BUSINESS**

**Bulwark Ridge "Association" :** Marcy Trahan reported that the land exchange between the Maitlands and the Forest Service is in its final stages. The Retreat will sign documents releasing Maitland's 140 acre parcel of land from the covenants of the Bulwark Ridge "Association" under which it is now covered only when there is conclusion to the release of water stock certificates which the Maitlands have held in trust for the Retreat filings three, four, and five and for their Bulwark Ridge Association properties to which they will no longer have a vested interest when the land exchange is completed. Mr. Tom Buchanan, the water attorney, is putting together the final documents to accomplish the release of these certificates. The Retreat will only consider its original offer of \$2200 as compensation for these water stock certificates. At this time about \$6,000 has been expended for legal fees to accomplish this but other fees will be forth coming before the issue is resolved.

**Covenant Violations:** Marvin Gee handed out a list of current covenant "violations" covering automobiles, propane tanks, and/or trailers and mobile homes. Some of the violations have been corrected since the notice was published in the last Newsletter. Marvin Gee read a letter that will be sent to those landowners still believed to be in violation stating that they take corrective action by May 19th (date of the next Board meeting.) Marvin Gee moved that the Board send the revised draft copy as revised at this meeting, namely paragraphs one, three and four to the following landowners: Avey, Boehme, Ellis, Geldes, Howarth, Krantz, Matlock, Runnels, and Ward. Seconded by Marcy Trahan, motion carried.



**Quest Abandoned Telephone Wires:** Marvin Gee reported that removal of these wires is still in progress but may take some time longer since Quest has a number of these projects to remedy.

**New Water Augmentation Certificate/roads:** Marvin Gee reported he had contacted the City of Loveland Water and Power Dept. and the Retreat can purchase a certificate for one acre foot of water for road use for \$55.00. He moved the Board make this purchase, seconded by Joanne Gilbaugh. The certificate would expire October 31, 2001. The water is used to spray the roads before road base is put down and makes road repairs last longer. Motion carried. Al Cunningham should be notified that the water is available.

**Registration/insurance for Water Truck:** John Barlow moved that the Board get minimum insurance coverage on the water truck and registration if required to get insurance. Seconded by Marcy Trahan. The possible use of the truck in the event of a fire would also make registration necessary if the truck was driven on public roads. Motion carried.

## **NEW BUSINESS**

**Retreat/Glen Haven Joint Meeting:** Marvin Gee reported on a presentation on June 9th to be made by Dr. Merrill Kaufman, research forest ecologist with the USDA Forest Service about the Bobcat Gulch fire. More details will be available in the next Newsletter. It will be held at the Big Thompson Canyon Association Building in Drake and include a field trip to Jug Gulch and lunch.

**Landowner Request for Legal Counsel Expenses:** Marcy Trahan reported that Maitlands are handling any expense for the withdrawal of the Maitland properties from the Bulwark Ridge Association.

**Fire Days:** The Glen Haven Fire Department does not want to re-instate or sponsor Fire Days again. A garage and bake sale will be held instead at the fire station on June 23rd. Arrangements are being handled by Vicki McCoy and Jan Watkins of Glen Haven. It will be publicized in the next Retreat Newsletters. Retreat members are encouraged to participate and donate 10 percent of their proceeds of this fundraiser for the Glen Haven Fire Dept.

It was moved by John Barlow that the meeting be extended to 11:45a.m. Seconded by Marvin Gee. Motion carried.

**Annual Meeting:** John Barlow reported for Dale Alps and requested a check for \$200.00 be sent to the Big Thompson Canyon Association for use of their community building for the Retreat annual meeting July 28th. The deposit is \$100.00 and will be refundable and the balance is for rent for the building. A potluck will precede

the meeting. Marvin Gee suggested a program by the Colorado Dept. of Wildlife on bears and other wildlife. Marvin moved that the potluck begin at 11:30a.m. and make the program a part of the annual meeting. Seconded by Joanne Gilbaugh. Motion carried. Details will be finalized at the May Board meeting.

Marvin Gee announced that "bear proof" waste containers are available from Waste Management of Estes Park for individuals to purchase and will be picked up by the local trash service. Marcy Trahan reminded the Board that any landowner motions for the annual meeting that are to be voted upon by proxies need to be submitted and published in the annual meeting packet prior to the annual meeting. Steve Little will write an article regarding this for the Newsletter.

**Resolution Notebook:** Janice Tate reported that the Resolution Notebook needs to be updated and redone before the annual meeting. Steve Little volunteered to work with Irene Little and redo the book on their computer.

Marvin Gee moved the meeting be extended to 11:55a.m. Seconded by John Barlow. Motion carried.

**Landowner Comments:** Duke Sumonia asked for clarification of the water augmentation plan as it pertains to filings one and two if the Maitlands should go to water court. Ernie Conrad commented on other land parcels owned by the Forest Service in the area.

The meeting was adjourned at 11:55a.m.

  
Recording Secretary

*Memo*

ARCHITECTURAL CONTROL COMMITTEE  
THE RETREAT LANDOWNERS ASSOCIATION, INC.  
POST OFFICE BOX 172  
GLEN HAVEN CO 80532

March 21, 2001

TO: The RLA Board of Directors

FROM: Architectural Control Committee

The Architectural Control Committee wishes to advise the Board of Directors of its activities since the last written report of January 24, 2001. Activity remains very limited.

Dennis & Marclyn Hoshiko, 280 Streamside Drive, Lot 3, Filing 2 submitted a notice of installing a new metal roof on the existing cabin. This had been previously discussed between the Dennis'.

Ernie and Lila Conrad, 657 Miller Fork Road, Lot 46, Filing 2 indicated they would be installing a manufactured storage shed on their lot.

Ed Grueff contacted the ACC concerning a Larimer County waiver he was requesting for his Lot 13, Filing 1. The request is to build closer to Miller Fork Stream than current county regulations would allow. Mr. Grueff submitted a copy of the county application to the ACC. Review by the ACC indicates there is no waiver from any Retreat covenants since they do not speak to flood plain locations. The waiver was granted by Larimer County. For the record, previous owners had sought and received a waiver for both the building setback distance and from the Miller Fork Stream.

Submitted:



Dennis R. Bicknell  
For The ACC

ACCBDMRI

# RLA Balance Sheet

As of 3/21'1

3/21'1

RLA-Selected Accounts

Page 1

Acct	3/21/'01 Balance
<b>ASSETS</b>	
Cash and Bank Accounts	
Checking	2,863.82
MM1 - Unapprop	43,148.78
MM2 - Contingen	17,400.00
MM3 - Equip	4,000.00
MM4 - Open Spc	53,297.61
MM5 - Bulwrk Rg	2,658.65
Total Cash and Bank Accounts	123,368.86
Other Assets	
Old Equip.	7,000.00
Old Equip. Depr	-7,000.00
Road Grader	11,325.00
Road Gradr Depr	-11,325.00
Total Other Assets	0.00
<b>TOTAL ASSETS</b>	<b>123,368.86</b>
<b>LIABILITIES &amp; EQUITY</b>	
LIABILITIES	0.00
EQUITY	123,368.86
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>123,368.86</b>

Budget Report  
1/1'1 Through 12/31'1

3/21'1  
RLA-All Accounts

Page 1

Category Description	1/1/'01 Actual	- Budget	12/31/'01 Diff
<b>INCOME/EXPENSE</b>			
<b>INCOME</b>			
Assessments	47,300.00	48,620.00	-1,320.00
Bulwark Assmt.	450.00	600.00	-150.00
Interest Income	801.83	2,999.00	-2,197.17
Landowner Fees	43.00	1.00	42.00
Transfer Fees	300.00	1,000.00	-700.00
<b>TOTAL INCOME</b>	<b>48,894.83</b>	<b>53,220.00</b>	<b>-4,325.17</b>
<b>EXPENSES</b>			
Accounting	0.00	350.00	350.00
<b>Administration:</b>			
Miscellaneous	6.80	300.00	293.20
Office Supplies	242.72	750.00	507.28
Postage	78.00	500.00	422.00
Secretarial	40.00	350.00	310.00
Telephone	77.93	400.00	322.07
Travel	0.00	100.00	100.00
<b>Total Administration</b>	<b>445.45</b>	<b>2,400.00</b>	<b>1,954.55</b>
Annual Meeting	0.00	500.00	500.00
Contrib. GRAVFD	1,550.00	11,050.00	9,500.00
Directories	0.00	250.00	250.00
Environmental	100.00	1,000.00	900.00
Insurance	2,788.00	3,500.00	712.00
Legal Fees	3,722.71	4,500.00	777.29
Membership	25.00	300.00	275.00
Newsletter Copy	95.27	500.00	404.73
Newsletter Post	97.13	499.00	401.87
Newsletter Supl	137.65	1.00	-136.65
Newsltr Editor	200.00	200.00	0.00
<b>Road Maint.:</b>			
Culvert Upgrade	0.00	2,000.00	2,000.00
Fuel	0.00	1,000.00	1,000.00
Gross Wages	0.00	2,000.00	2,000.00
Repairs - Equip	0.00	2,500.00	2,500.00
Road Base Matl	0.00	14,500.00	14,500.00
Snow Plowing	0.00	5,000.00	5,000.00
<b>Total Road Maint.</b>	<b>0.00</b>	<b>27,000.00</b>	<b>27,000.00</b>
Social Events	236.28	500.00	263.72
Water Assessmt	0.00	250.00	250.00
<b>TOTAL EXPENSES</b>	<b>9,397.49</b>	<b>52,800.00</b>	<b>43,402.51</b>
<b>TOTAL INCOME/EXPENSE</b>	<b>39,497.34</b>	<b>420.00</b>	<b>39,077.34</b>

RETREAT LANDOWNERS ASSOCIATION  
 STATEMENT OF CHANGES IN FUND BALANCES  
 2000 And 2001

	NET ASSETS	UNRESTRICT. FUNDS	CONTING. FUND	EQUIP. FUND	BLWRK RIDGE FUND	OPEN SPACE FUND	EQUIP.
<b>BALANCES 12/31/99</b>	<b>86,199</b>	<b>7,029</b>	<b>17,400</b>	<b>5,000</b>	<b>2,551</b>	<b>53,298</b>	<b>921</b>
Net Cash Receipts	(1,407)	(1,558)			151		
Depreciation	(460)						(460)
<b>TRANSFERS:</b>							
Equipment Fund	0	1,000		(1,000)			
Bulwark Ridge Fund (Add'l Assessmts)	0	(500)			500		
Bulwark Ridge Fund (Road Base)	0	1,011			(1,011)		
<b>Balances 12/31/00</b>	<b>84,332</b>	<b>6,982</b>	<b>17,400</b>	<b>4,000</b>	<b>2,191</b>	<b>53,298</b>	<b>461</b>
Net Cash Receipts	39,497	39,479			18		
Depreciation	(461)						(461)
<b>TRANSFERS:</b>							
Equipment Fund							
Bulwark Ridge Fund (Add'l Assessmts)		(450)			450		
Bulwark Ridge Fund							
<b>Balances March 21, 2001</b>	<b>123,368</b>	<b>46,011</b>	<b>17,400</b>	<b>4,000</b>	<b>2,659</b>	<b>53,298</b>	<b>0</b>

# RLA Check Register

1/27'11 Through 3/21'11

3/21'11

RLA-Checking

Page 1

Date	Num	Description	Memo	Category	Clr	Amount
<u>Checking</u>						
1/27'11	3825	Julie Fowler	Newsletter Po...	Newsletter Supl	x	-137.65
1/27'11	3826	Julie Fowler	Newsletter Co...	Newsltr Editor	x	-200.00
1/27'11	3827	Janice Ricker	Supplies & Po...	Administratio...	x	-70.58
1/27'11	3828	Flo Belz	Secretary	Administratio...	x	-40.00
1/29'11	3829	AT&T	LD Phone	Administratio...	x	-7.26
2/1'11	3830	Colorado Stat...	Tree Inspection	Environmental	x	-100.00
2/1'11	3831	Community Chu...	Pot Luck Dinner	Social Events	x	-125.00
2/5'11	3832	Brown & Brown...	D & O Liab Insur	Insurance		-1,150.00
2/8'11	3833	New England B...	Envelopes	Administratio...	x	-140.87
2/17'11	3834	Brian Cervantes	Pot Luck Speaker	Social Events	x	-100.00
2/17'11	3835	Marv Gee	potluck exp	Social Events	x	-11.28
2/26'11	3836	AT&T	LD Phone	Administratio...		-42.61
2/26'11	3837	Timothy Bucha...	Legal - Water...	Legal Fees		-1,376.53
3/14'11	3838	Hobert Office...	Newsletter & ...	--Split--		-12.59
3/17'11	3839	Julie Fowler	Newsletter Co...	--Split--		-192.40
2/19'11		Landowners	Assessments	--Split--	x	2,910.00
2/24'11		Landowners	Assessments	--Split--		3,250.00
2/26'11		Bank One	transfr to svgs	[MM1 - Unapprop]	x	-10,000.00
2/12'11		Landowners	Assessments	--Split--	x	3,030.00
2/7'11		Landowners	Assessments	--Split--	x	2,640.00
3/4'11		Landowners	Assessments	--Split--		3,690.00
3/12'11		Bank One	Transfer to S...	[MM1 - Unapprop]		-6,000.00
3/12'11		Landowners	Assessments	--Split--		1,123.10
1/31'11		Bank One	Bank Svc Chg	Administratio...	x	-6.80
1/29'11		Landowners	Assessments	--Split--	x	1,710.00
3/19'11		Landowners	Assessments	--Split--		679.90
<b>Total Checking</b>						<b>-680.57</b>

**RLA Board of Directors Meeting  
May 19,2001**

*The meeting was held at the Pfeif residence*

Board members present: Dale Alps, John Barlow, Marvin Gee, Joanne Gilbaugh, Steve Little, Gene Pfeif and Marcille Trahan. Also, Florentine Belz, Graham Fowler, Jan Ricker and Bill Widmaier. Landowners present were Tom Krantz, Duke Sumonia and Carol Pfeif.

The meeting was called to order by president Steve Little. The agenda was adopted with the addition of "J" under Unfinished Business, letter to Ballards and "B" under New Business, Board motions for the annual meeting. An executive session was scheduled at the end of the regular meeting pertaining to a personnel matter.

*Approval of Minutes.* Minutes of the March meeting were approved with the correction on page 2, Nominating Committee, Ken Mills to Kent Mills. Moved to approve by Marv Gee, seconded by John Barlow. Motion carried.

*Landowner Comments.* Tom Krantz commented on "B" under Unfinished Business, Covenant Violations. He had received the letter from the Board regarding what appeared to be an inoperable vehicle. He stated the vehicle was indeed operable and in fine shape. He felt a phone call from the Board would have been more appropriate and cordial rather than the more official letter requiring documentation on his part. He also commented on the requirement of having propane tanks screened. He wanted homeowners to be aware of the danger of using flammable materials for screens and the explosive nature of propane that may be spilled on the ground near grass or wood. Burying the tank in the ground is an option.

Duke Sumonia submitted a list of concerns regarding legal expenses.

*Board Member Comments.* Marv Gee stated "we did not invent the covenants but we are responsible by bylaws to enforce them."

***Reports***

*Treasurer.* Bill Widmaier reported as of May 18, 2001 year to date cash receipts exceeded year to date disbursements by \$36,019.26. Cash balances were \$2,469.88 in checking and \$117,420.90 in savings for a total of \$119,890.78. He will send a check for \$9,500 to the Glen Haven Area Volunteer Fire Department for the share of Landowner fees designated for the fire department that were sent to the Retreat assistant treasurer in a one-check payment for this year's assessments. Dale Alps moved that the cost of the Bronco with snowplow attached in the amount of \$3,700 be taken from the equipment fund. Marcy Trahan seconded. Motion carried. Steve Little reported four new tires for an approximate cost of \$1,000 had been purchased for the back axle of the water truck to replace tires that were badly worn. The cost included four tires, tubes, labor for removal, mounting and travel time for the tire company employee. The bill had not yet been received. Payment for the Bronco will deplete the equipment fund. The treasurer stated there was a balance of \$6,900 carryover as of Dec. 31, 2000 in the unrestricted fund. Joanne Gilbaugh moved that \$1,000 from this fund be transferred to the equipment fund to pay the tire bill. Dale Alps seconded. Motion carried. Dale asked if the check had been sent for the Big Thompson Canyon Building for the annual meeting in July. Report attached.



Assistant Treasurer. Marv Gee reported for Marcella Bicknell. All assessments for this year are paid and there are no assessments outstanding for prior years. The lien judgement was filed on the Maurice Ward property by Mr. Guiducci but the total payment in arrears and all late fees were received the same day. One change of ownership was noted: Lot 22, Filing 3 from Charles Nugent to Jan Ricker

Corresponding Secretary. No report. Steve Little received a letter from Robert Squire on Miller Fork Road asking for a less confusing sign at the Miller Fork Road and Bulwark Ridge Drive intersection. Steve will install another sign that is available.

Architectural Control Committee. Dennis Bicknell submitted a written report. Activity has been limited. Report attached.

Roads Committee. Steve Little reported work is progressing on upper Streamside Drive where rocks have been removed and recycled asphalt in being applied; also on Fisherman's Lane and Black Creek. New culverts are needed on Barking Coyote Court and Fighting Elk Court along with road base. Approximate cost is \$6,000. Discussion followed on how best to approach the design and the cost involved. Dale Alps will look at the situation with Al Cunningham. Another project for this year is repairs to lower Miller Fork Road off of Dunraven Glade.

The question of insurance for the water truck and snowplow was discussed. Bill Widmaier thought there was some coverage for vehicles under the Retreat's liability policy. Dale Alps stated that proof of insurance is required before a vehicle can be licensed. He moved that both vehicles be licensed and insured. Marv Gee seconded. Motion carried. Steve Little will provide proper documents for the water truck and pursue costs of insurance from State Farm.

Nominating Committee. Marcy Trahan reported there are just two candidates for the two vacant positions on the Board to be filled at the annual meeting: Joe Barraclough and Kent Mills. These names will appear on the official ballot in the meeting packet. Nominations will also be accepted from the floor at the meeting.

Environmental Committee. Graham Fowler questioned whether the inspection for infected beetle trees should be done this year since there were only ten trees found to be infected last year. It was decided to put this on hold until later in the summer.

Welcoming Committee. No report.

Newsletter Editor. Graham Fowler reported for Julie Fowler. They will be preparing the next regular newsletter with June 15 as the deadline for news articles. The annual meeting packet will be prepared by the Board and mailed separately.

Carpenter Committee. John Barlow reported nothing has happened.

### ***Unfinished Business***

Bulwark Ridge Association. Marcy Trahan reported the Maitlands have the approval of two-thirds of the members of the Bulwark Ridge Association to release Maitlands' 140 acres from the Bulwark Ridge covenants to facilitate the land exchange with the Forest Service. The Retreat still needs the water augmentation certificates from the Maitlands signed over to the Retreat and the Maitlands need the cooperation of the Retreat to complete the land exchange. The Maitlands have funded the legal expenses for their part in negotiations to accomplish what is in their interest

and desire to complete the land exchange. Attorney Tim Buchanan, retained by the Retreat, has prepared documents for the water certificates and cleared up title problems with the various Maitland trusts to which they had been assigned. Proper documentation, recorded in Larimer County, now substantiates the rightful ownership by trust of the certificates. The Retreat Board must pass a resolution approving Mr. Buchanan's prepared documents so they can be signed by a representative of the parties involved. There are numerous amendments and exhibits to be signed and notarized. Marcy Trahan moved that the Board pass a resolution approving the agreement between the Retreat Landowners Association and Susan Rubin and Thomas Maitland as co-trustees of the Ruth Maitland and Walter Maitland Trusts for the transfer of the two Handy Ditch water certificates to the Retreat, and that the appropriate officers be authorized to sign the necessary documents. Marv Gee seconded. Motion carried.

Covenant Violations. Marv Gee submitted a violation checklist of landowners to whom letters had been sent and reported their responses. He made a motion to send a similar letter to Shimek regarding the two automobiles on their property. Marcy Trahan seconded. Motion carried.

Owest Abandoned Phone Wires. Marv Gee suggested a letter of thanks be sent to the Qwest District Engineer for removing all the abandoned wires. Marv will send the letter.

New Water Augmentation Certificates/Roads. The certificate has been received to allow the Retreat to pump 325,000 gallons of water for road use.

Registration/Insurance for Water Truck. Discussed under the report of the Roads Committee.

Insurance to Cover Volunteers. Marv Gee read a letter from the Retreat's primary insurance carrier and also gave a quote from Insurance Associates of Estes Park. This item was tabled until more clarification of coverage can be obtained. Steve Little will follow up.

Retreat/Glen Haven Joint Meeting. A presentation on forest fires will be made June 10 at the Glen Haven Community Building for those residents who are interested.

John Barlow moved the meeting be extended to 11:50 a.m. Marv Gee seconded. Motion carried.

Annual Meeting. Marv Gee had a checklist for meeting plan items which were reviewed and assigned. Jim Boyd will be in charge of preparing the main meat dish provided by the Division of Wildlife. Members are to bring their own table service and a side dish, salad or dessert. The DOW will present a program on wildlife following the 11:30 a.m. meal. The annual business meeting will begin at 2:00 p.m. with adjournment at 5:00 p.m. or before. Since this is the 30<sup>th</sup> anniversary of the Retreat Annual Meeting it was moved by Marv Gee that funds be allowed for a special memento of the occasion from the annual meeting budget. Seconded by Marcy Trahan. Motion carried. The annual meeting packet will be prepared by the Board with complete details for the election, proxies, motions, program and potluck.

Ballard Letter. The Ballards have asked to be divested from the Bulwark Ridge Association since their property is across County Road 43 and there is no physical connection. They have not paid their 2000 and 2001 assessments. Marcy Trahan has had conversations with their attorney and with Mr. Guiducci, legal counsel for the Retreat. Mr. Guiducci's opinion is that they are legally bound to pay the 2000 assessment since the time has expired and the release was not executed. A letter prepared by Marcy Trahan proposed that the Ballards pay the 2000 assessment and the late fees would be waived if the payment was made within the next thirty days. It was agreed that the letter should be sent and the assessment for 2001 would be pro-rated when the

release is executed. The release would be the expense of the Ballards and any legal fees incurred by the Retreat would also be their responsibility.

Marv Gee moved the meeting be extended to 12:15 p.m. Marcy Trahan seconded. Motion carried.

### *New Business*

Maurice Ward Property. Marv Gee stated that it has come to his attention that the property taxes on the Ward property are delinquent and it is nearing the time for the tax lien sale. He and Steve Little will write a letter of concern making her aware of the situation.

Motions. Steve Little presented two motions to be voted on by the RLA members at the annual meeting. No. 1 is a motion to extend the \$50 surcharge to the assessment of the RLA for support of the Glen Haven Area Volunteer Fire Department for three years beginning with the 2002 assessment. Marv Gee moved for its approval. Marcy Trahan seconded. Motion carried. No. 2 deals with the open space fund and is a motion to rescind a 1994 motion that established the open space fund and assessed landowners \$50 for three years. A two-thirds vote of the RLA members would be needed to rescind. If the motion to rescind is approved, then a decision must be voted on to either return the assessments to landowners of record or allocate the funds for another use. The amount specified is \$36,000. Marcy Trahan moved that the motion state that the Board has determined that "efforts to acquire all or part of the 37.35 acre parcel have been expended". A report from the Carpenter Committee verifies this. Gene Pfeif seconded. Motion carried.

Marv Gee moved the meeting be extended to 12:30 p.m. John Barlow seconded. Motion carried.

A discussion followed on the best use of these funds if they become available for improvements in the Retreat. Mentioned were roads, a community building, the fire department and paying a portion of the cost to pave Dunraven as far as the "S" curve. Other ideas may come from the membership. Marv Gee suggested a meeting be held on June 9 for further discussion to finalize the motions as they will appear in the annual meeting packet.

Marv Gee moved to go into executive session. John Barlow seconded. Motion carried.

A motion to come out of executive session was passed.

Dale Alps moved the Board contract with Julie Fowler for \$500.00 from the Newsletter fund for the editing of the Newsletter for the balance of the year. Marv Gee seconded. Motion carried.

The meeting was adjourned at 12:30 p.m.

Florentine Belz  
Recording Secretary

ARCHITECTURAL CONTROL COMMITTEE  
THE RETREAT LANDOWNERS ASSOCIATION  
POST OFFICE BOX 172  
GLEN HAVEN CO 80532

May 15, 2001

TO: The Retreat Board of Directors  
FROM: The Architectural Control Committee

The Architectural Control Committee wishes to advise the board of its activities since the last written report of March 21, 2001. Again activity has been limited.

Jack and Marilyn Bedford, 184 Miller Fork Road, Lot 45, Filing 1, submitted an application to construct a low decorative fence on their land. They have a written agreement with the owners of Lot 44, Filing 1 concerning the location of the fence on their common boundary. Approval was granted by the ACC with reference made to past experiences with fences at that lot. Their reseeding efforts were noted.

John and Mike Barlow, 24 Black Creek Drive, Lot 8, Filing 2, submitted an application to perform some tree thinning and to construct a small deck for the existing studio building. The ACC is processing this application and approval is anticipated.

The ACC has contacted several members concerning some matters which will be reported pending gathering of information.

Submitted:



Dennis R. Bicknell  
For The ACC

ACCBDMa1

## RLA Board of Directors Meeting

July 28, 2001

*The meeting was held at the Big Thompson Community Building*

Board members present: Dale Alps, John Barlow, Marv Gee, Joanne Gilbaugh, Steve Little, Gene Pfeif and Marcy Trahan. Also, Florentine Belz, Dennis and Marcella Bicknell, Julie Fowler and Bill Widmaier. Landowners present were Joe Barraclough, Ivan Gilbaugh and Duke Sumonia.

The meeting was called to order at 9:40 a.m. by President Steve Little. The agenda for the Annual Meeting was followed.

*Approval of Minutes.* Minutes of the May 19<sup>th</sup> meeting were approved with the correction on page 2 under Roads Committee "asphalt is being applied" rather "in being applied" on line 2.

Steve Little related the circumstances of an accident that occurred when he was refueling the backhoe and clipped the corner on the stand holding the fuel tank of the fire department. It toppled over and spilled about fifty gallons of diesel fuel on the ground. The fire department righted the tank and mopped up some of the spilled fuel. The contaminated soil was removed and covered and will be hauled to a disposal center. The cost may be between \$500 and \$1,000 for hauling, replacing the fuel and restoring the ground at the base of the stand. The EPA was notified. By consensus it was agreed to check with the RLA insurance carrier to determine if there was coverage for this type of accident, what the deductible might be and if a claim was warranted or advisable.

### *Reports*

*Treasurer.* Bill Widmaier reported that as of July 28, 2001, year to date cash receipts exceeded ytd disbursements by \$14,067.61. This includes the purchase of the Ford Bronco with snowplow for \$3,700 and truck tires for \$1,065. Cash balance as of July 24, 2001, consisted of \$2,796.40 in checking and \$95,142.73 in savings for a total of \$97,939.13. As of July 24, 2001, assessments totaling \$48,747 have been received. The 2001 assessment budget is \$48,620. Report attached.

*Assistant Treasurer.* Marcella Bicknell reported one transfer of ownership from McDevitt to Gerthe. All assessments have been paid including the year 2000 from Ballards. Their 2001 assessment will be handled as per the letter sent by the Board after the May meeting.

*Architectural Control Committee.* Dennis Bicknell reported most activity has been confined to driveway construction or repair and tree removal for fire protection. Report attached.

*Environmental Committee.* Julie Fowler reported for Graham that the inspection for beetle trees by the State Forest Service was not going to be done this year since only a few infested trees were found last year. Steve Little suggested that he and Graham drive through the Retreat and look for any suspected trees and notify owners if any are found. He mentioned that landowner Paul Howarth would remove and treat them for a small fee.

*Roads Committee.* Steve Little reported that two sets of recycled asphalt have been applied to Miller Fork Road, Fisherman's Lane, Black Creek Drive and Copper Hill Road. Another source of recycled asphalt is Ed Kitchen of Estes Park, which seems to be available at a better price. Some serious flooding has resulted in more clogged culverts and methods for cleaning them must be devised, especially for the longer culverts. John Barlow stated that a driver is needed for the

snowplow and volunteers are also needed for tree pruning to open up sight lines along the roads. The budget for the snowplowing fund will be discussed at the September meeting.

Welcoming Committee. The Mills hosted a welcoming party for new landowners and Board members at their home on Copper Hill Road on the evening before the annual meeting. Committee Chairman Pam Nuttall assisted.

Bulwark Ridge. Marcy Trahan reported that approval has been obtained for the merging of Bulwark Ridge with the Retreat but not all documents have been legally formalized. Mr. Guiducci is researching some new information on roads. She also gave an update on the transfer of the Maitland water certificates. The Maitland's attorney was to study the most recent proposal submitted by the Retreat. One of their concerns was the indemnification of the Retreat if the whole process ever went to water court. Her written report is detailed in the annual report. Marv Gee stated that Marcy has agreed to be a liaison between the Maitlands and the Retreat after her Board term expires. He moved that Marcy Trahan be appointed to be the continuing liaison between the Board and the Maitland family with regard to the transfer of the two water stock certificates; seconded by John Barlow. Motion carried.

Carpenter Committee. Complete details from the committee are in the written report for the annual meeting. John Barlow reported payment for the road use has not been received. Marv Gee suggested another reminder be sent to them requesting payment by made by September 15<sup>th</sup>.

Nominating Committee. Marv Gee volunteered to chair the committee for next year.

Ballot Counting. Marv Gee reported there were 35 proxy ballots. Jan Ricker will distribute them at the annual meeting. Gene Pfeif agreed to count ballots and recruit two volunteers to help.

#### ***New Business***

Road Funding. Funding for roads for the balance of the year was discussed. There is about \$7,000 left in unallocated road funds. Steve Little suggested a buffer fund that could be accessed for completion of a considerable amount of road and culvert work that needs to be done in the near future. Marv Gee moved that \$12,500 be transferred from the contingency fund; seconded by Joanne Gilbaugh. Discussion followed that these funds only be used for permanent improvements. The motion was amended that the funds transferred from the contingency fund to the unrestricted fund be used only for culvert work and capital improvements. Motion carried.

Published Motions. Steve Little suggested the issue of published motions and proxy votes for the annual meeting be reviewed at the September meeting.

Landowner Comments. Janice Tate asked if the Book of Resolutions was going to be updated.

The Board meeting was adjourned.

The new Board convened following the annual meeting. A motion was made by Marv Gee and seconded by Dale Alps that the election of new Board officers be deferred until the September meeting. That meeting will be held September 22<sup>nd</sup> at the Steve Little residence. Motion carried.

The meeting was adjourned at 5:00 p.m.

Florentine Belz  
Recording Secretary

F

ARCHITECTURAL CONTROL COMMITTEE  
THE RETREAT LANDOWNERS ASSOCIATION  
POST OFFICE BOX 172  
GLEN HAVEN CO 80532

July 25, 2001

TO: Retreat Board of Directors  
FROM: Architectural Control Committee

The Architectural Control Committee wishes to advise the board of its activities since the last written report of May 15, 2001. Activity has been confined to driveway construction or rehabilitation, and tree removal mostly predicated on potential fire considerations.

Jack and Kathleen Schlosser, Lot 43, Filing 3, on Dunraven Glade Road reworked the existing driveway and extended it to a potential building site up the hill.

Cris and Becky de la Torre, Lot 14, Filing 3, Dunraven Glade Road, received approval to construct a driveway and building site.

Ed and Jean Richards were approved to build a paddle boat shed, repaint the house, and remove some trees at 243 Gladeview Court.

Terry and Lynda Rowell, Lot 37, Filing 3, Dunraven Glade Road, submitted plans to improve the existing driveway and prepare a building site.

Kevin Geisler, Lot 7, Filing 4, submitted a notice to cut a number of heavily mistletoe infested trees.

John and Mike Barlow, Lot 8, Filing 2, 24 Black Creek Drive, submitted an application to build a small deck on the existing studio building, and also to trim and remove some trees.

All the above items were reviewed and approved by the ACC.

Submitted:

Dennis R. Bicknell  
For the ACC  
ACCB DJ1

F

Balance Sheet

As of 7/24'1

7/24'1  
RIA-All Accounts

Acct	7/24/'01 Balance
<b>ASSETS</b>	
Cash and Bank Accounts	
Checking	2,796.40
MM1 - Unapprop	21,347.13
MM2 - Contingen	34,697.61
MM2 - Gen Res	0.00
MM3 - Equip	300.00
MM4 - Open Spc	36,000.00
MM5 - Bulwrk Rg	2,797.99
MM6 - Bldg. Fnd	0.00
Petty Cash	0.00
<b>Total Cash and Bank Accounts</b>	<b>97,939.13</b>
Other Assets	
Common Area, Ac	0.00
Common Area, Pk	0.00
Common Roads	0.00
Ford Bronco	3,700.00
Old Equip.	7,000.00
Old Equip. Depr	-7,000.00
Road Grader	11,325.00
Road Gradr Depr	-11,325.00
Tractor Tires <i>TROCK</i>	1,064.74
<b>Total Other Assets</b>	<b>4,764.74</b>
<b>TOTAL ASSETS</b>	<b>102,703.87</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>LIABILITIES</b>	
Other Liabilities	
Payroll-FICA	0.00
Payroll-FUTA	0.00
Payroll-MCARE	0.00
Payroll-SUICO	0.00
<b>Total Other Liabilities</b>	<b>0.00</b>
<b>TOTAL LIABILITIES</b>	<b>0.00</b>
<b>EQUITY</b>	<b>102,703.87</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>102,703.87</b>



Budget Report  
1/1'1 Through ~~12/31/01~~ 7/24/01

7/25'1  
RLA-All Accounts

Category Description	7/24/01 <del>12/31/01</del> Actual	12 mo Budget	7/24/01 <del>12/31/01</del> Diff
<b>INCOME/EXPENSE</b>			
<b>INCOME</b>			
Assessments	48,946.57	48,620.00	326.57
Bulwark Assmt.	550.00	600.00	-50.00
Interest Income	2,439.52	2,999.00	-559.48
Landowner Fees	92.50	1.00	91.50
Transfer Fees	500.00	1,000.00	-500.00
<b>TOTAL INCOME</b>	<b>52,528.59</b>	<b>53,220.00</b>	<b>-691.41</b>
<b>EXPENSES</b>			
Accounting	310.00	350.00	40.00
Administration:			
Miscellaneous	86.80	300.00	213.20
Office Supplies	303.56	750.00	446.44
Postage	135.76	500.00	364.24
Secretarial	120.00	350.00	230.00
Telephone	142.02	400.00	257.98
Travel	0.00	100.00	100.00
<b>Total Administration</b>	<b>788.14</b>	<b>2,400.00</b>	<b>1,611.86</b>
Annual Meeting	709.75	500.00	-209.75
Contrib. GHAVFD	11,050.00	11,050.00	0.00
Directories	0.00	250.00	250.00
Environmental	100.00	1,000.00	900.00
Insurance	2,922.20	3,500.00	577.80
Legal Fees	4,141.69	4,500.00	358.31
Membership	255.00	300.00	45.00
Newsletter Copy	95.27	500.00	404.73
Newsletter Post	278.08	499.00	220.92
Newsletter Supl	274.05	1.00	-273.05
Newsltr Editor	200.00	200.00	0.00
Road Maint.:			
Culvert Upgrade	0.00	2,000.00	2,000.00
Equip. Purch.	4769.74	0.00	1.00
Fuel	379.06	1,000.00	620.94
Gross Wages	0.00	2,000.00	2,000.00
Repairs - Equip	906.76	2,500.00	1,593.24
Road Base Matl	9,454.79	14,500.00	5,045.21
Snow Plowing	1,361.62	4,999.00	3,637.38
<b>Total Road Maint.</b>	<b>12,102.23</b>	<b>27,000.00</b>	<b>14,897.77</b>
Social Events	236.28	500.00	263.72
Water Assessmt	233.55	250.00	16.45
<b>TOTAL EXPENSES</b>	<b>38,460.98</b>	<b>52,800.00</b>	<b>19,103.76</b>
<b>TOTAL INCOME/EXPENSE CASH Flow</b>	<b>14,067.61</b>	<b>420.00</b>	<b>18,412.35</b>

# RLA Check Register

5/19'1 Through 7/24'1

7/24'1

RLA-Checking

Date	Num	Description	Memo	Category	Clr	Amount
<u>Checking</u>						
5/19'1	3856	G.H.A.V.F.D.	Contribution	Contrib. GHAVFD	x	-9,500.00
5/19'1	3857	John Barlow	Snow Plowing	Road Maint.:S...	x	-41.62
5/19'1	3858	Janice Ricker	Supplies & Po...	Administratio...	x	-14.79
5/19'1	3859	Marv Gee	Recording Fees	Administratio...	x	-5.00
5/19'1	3860	Bill Widmaier	Copies for Board	Administratio...	x	-5.35
5/29'1	3861	AT&T	LD Phone	Administratio...	x	-28.10
6/4'1	3862	Odstrcil & Mies	CPA Fees	Accounting	x	-310.00
6/4'1	3863	Tim's Tire Se...	Tractor Tires	[Tractor Tires]	x	-1,064.74
6/4'1	3864	Flo Belz	Secretary	Administratio...	x	-40.00
6/13'1	3865	Al Cunningham	Tire Repair	--Split--	x	-41.08
6/13'1	3866	Wear Parts & ...	Equipment Rep...	Road Maint.:R...	x	-577.80
6/13'1	3867	Smith Trucking	Road Base	Road Maint.:R...	x	-6,142.27
6/22'1	3868	Steve Little	Insurance & E...	--Split--		-229.23
6/22'1	3869	Guiducci & Gu...	Legal Fees	Legal Fees	x	-114.06
6/26'1	3870	AT&T	LD Phone	Administratio...		-17.34
7/2'1	3871	First Natl Ba...	Safe Deposit Box	Administratio...		-75.00
7/2'1	3872	Julie Fowler	Newsletter Po...	--Split--		-147.69
7/9'1	3873	Agland, Inc	Fuel	Road Maint.:Fuel		-379.06
7/9'1	3874	Tim's Tire Se...	Tire Repair	Road Maint.:R...		-253.79
7/12'1	3875	Big Thompson ...	Deposit for A...	Annual Meeting		-200.00
7/16'1	3876	Hobert Office...	Annual Meeting	--Split--		-176.70
7/16'1	3877	Marv Gee	Postage Annua...	Annual Meeting		-133.05
7/22'1	3878	N.E. Kitchen,...	Road Base	Road Maint.:R...		-4,420.00
7/5'1		Landowners	Assessment Bl...	--Split--		250.00
7/3'1		State Farm In...	Partial Refun...	Insurance		60.94
6/27'1		David Gatch	Road Base Reimb.	Road Maint.:R...	x	236.24
6/26'1		Ron Tate	Road Base Reimb	Road Maint.:R...	x	236.24
6/13'1		Bank One	Transfer	[MM1 - Unapprop]	x	8,000.00
6/12'1		Landowners	Assessment	--Split--	x	226.57
5/21'1		Bank One	Transfer	[MM1 - Unapprop]	x	9,000.00
7/22'1		Bank One	Transfer	[MM1 - Unapprop]		6,000.00
<b>Total Checking</b>						<b>93.32</b>

**RETREAT LANDOWNERS ASSOCIATION  
STATEMENT OF CHANGES IN FUND BALANCES  
2000 And 2001**

	<b>NET ASSETS</b>	<b>UNRESTRICT. FUNDS</b>	<b>CONTING. FUND</b>	<b>EQUIP. FUND</b>	<b>BLWRK RIDGE FUND</b>	<b>OPEN SPACE FUND</b>	<b>EQUIP.</b>
<b>BALANCES 12/31/99</b>	<b>\$86,199</b>	<b>\$7,029</b>	<b>\$17,400</b>	<b>\$5,000</b>	<b>\$2,551</b>	<b>\$53,298</b>	<b>\$921</b>
Net Cash Receipts	(1,407)	(1,558)			151		
Depreciation	(460)						(460)
<b>TRANSFERS:</b>							
Equipment Fund	0	1,000		(1,000)			
Bulwark Ridge Fund (Add'l Assessmts)	0	(500)			500		
Bulwark Ridge Fund (Road Base)	0	1,011			(1,011)		
<b>Balances 12/31/00</b>	<b>84,332</b>	<b>6,982</b>	<b>17,400</b>	<b>4,000</b>	<b>2,191</b>	<b>53,298</b>	<b>461</b>
Net Cash Receipts	19,223	19,175			48		
Equipment Purchases	4,765						4,765
Depreciation	(461)						(461)
<b>TRANSFERS:</b>							
Equipment Fund:							
to increase equip. fund		(1,000)		1,000			
for equipment purchases		4,700		(4,700)			
From Open Space to Contingency			17,298			(17,298)	
Bulwark Ridge Fund (Add'l Assessmts)		(500)			500		
<b>Balances June 30, 2001</b>	<b>\$107,859</b>	<b>\$29,357</b>	<b>\$34,698</b>	<b>\$300</b>	<b>\$2,739</b>	<b>\$36,000</b>	<b>\$4,765</b>

**RLA Board of Directors Meeting  
September 22, 2001**

*The meeting was held at the Little residence*

Board members present: Dale Alps, John Barlow, Joe Barraclough, Marv Gee, Joanne Gilbaugh, Steve Little and Kent Mills. Also, Florentine Belz, Marcella Bicknell, Julie Fowler, Jan Ricker, Bill Widmaier and landowners Dick Boggs and Duke Sumonia.

The meeting was called to order by Vice President Marv Gee. He announced that Steve Little had resigned as President and also from the road committee on July 30, effective immediately.

Marv Gee called for nominations for president. Steve Little nominated Kent Mills, seconded by Dale Alps. The secretary cast a unanimous ballot to elect Kent Mills. He asked for nominations for vice president. Dale Alps nominated Marv Gee for vice president, seconded by Steve Little. He was elected by unanimous ballot. Dale Alps nominated Joanne Gilbaugh for secretary, seconded by John Barlow. Steve Little moved she be elected by acclamation of the Board; seconded by Joe Barraclough; motion carried.

President Kent Mills called for the adoption of the agenda. Added under new business was a request from Chris de la Torre, and "fuel spill" was added under unfinished business. Marv Gee moved the agenda be adopted as amended, seconded by Joe Barraclough; motion carried.

***Approval of Minutes.*** Minutes of the July 28<sup>th</sup> meeting were approved with the addition of an attachment made when the Board met following the annual meeting that reads: "a motion was made by Kent Mills and seconded by Joe Barraclough to transfer \$5,000 from the contingency fund to unrestricted funds for road base for the balance of the year. Motion carried." John Barlow moved to approve the amended minutes, seconded by Joanne Gilbaugh; motion carried.

***Landowner Comments.*** Jan Ricker requested a culvert at the intersection of Bulwark Ridge Drive and Bulwark Ridge Court. John Barlow of the road committee will inspect the problem; Kent Mills asked her to submit a written request.

Dick Boggs spoke about the violations of Covenant 9 at the Retreat fire station that appears to be used as a dumping ground and is visible from his property. He requested that it be brought into compliance with the covenants. The GHAVFD uses the area to store excess materials on this Commons area along with the fuel tanks, two for the use of the GHAVFD and one by the Retreat. It was suggested the tanks be painted, screened and labeled with permission of the owners. Joe Barraclough volunteered to act as chairman of a committee to bring this area into compliance. Dale Alps moved the Board work with the GHAVFD and Dick Boggs to accomplish this, seconded by Marv Gee; motion carried.

***Reports***

***Treasurer.*** Bill Widmaier reported that as of August 31, 2001, year to date cash receipts exceeded ytd disbursements by \$7,726. Cash balances consisted of \$921 in checking and \$90,677 in savings for a total of \$91,598. A check for \$110 was received from the Carpenters for road access. Report attached.

***Assistant Treasurer.*** Marcella Bicknell reported three new ownership changes. New landowners will now receive a Retreat 30<sup>th</sup> anniversary key ring in their newcomer packets. Marcella also mentioned the problem with cattle on County Road 43, and a request will be made to the county for an "open range" sign to alert drivers of this danger. Report attached.

Architectural Control Committee. Dennis Bicknell submitted a written report stating Kent Mills had resigned from the ACC and Patty Mills had made an offer to serve. Applications for building are under review. Report attached.

Corresponding Secretary. Jan Ricker had nothing to report. Marcy Trahan has made a request to receive copies of the Board meeting minutes.

Roads Committee. John Barlow reported some ditches and culverts had been cleaned around the Retreat. Qwest will be billed for damage done to some culverts that do not allow water to flow through. Some repairs were made to the snowplow. Five volunteers are available to help with plowing: Dennis Bicknell, Paul Dingel, Ralph Brethauer, John Craig and John Barlow. John proposed a payment of \$10 per hour for snow plowing and \$15 for grader and backhoe work (see New Business.) Mr. Brethauer has done some work with the backhoe and grader. The need for a rubber blade for the snowplow was discussed. Repair logs will be kept for the equipment. Several more people are needed for the road committee.

Environmental Committee. Julie Fowler reported that Graham will check for diseased trees.

Nominating Committee. Marv Gee had no report.

Welcoming Committee. No report.

Newsletter Editor. Julie Fowler reported minutes of the annual meeting will be sent with the next newsletter. She asked for news items from members for the newsletter.

Carpenter Committee. John Barlow suggested a formal agreement be drafted with the Carpenters for their access to the Retreat roads.

### ***Unfinished Business***

Bulwark Ridge Association. Marv Gee reported nothing has been signed by the Maitlands and the Forest Service for the land transfer.

Covenant violations. Marv Gee had nothing new to report. Landowners should be reminded that trailers need to be removed at the end of the sixty-day limit. Kent Mills suggested new landowners be updated on the covenants.

Water augmentation stock certificates. Marv Gee reported for Marcy Trahan that no progress has been made to get the water certificates transferred. There is a disagreement about the applied use of these certificates, whether for the use of the Retreat for future filings that were not developed or for Maitlands' private land holdings. Marcy will consult water attorney Tim Buchanan.

Registration/insurance for water truck. Steve Little reported the water truck is insured but not registered for six months. (See New Business.)

Insurance to cover volunteers. Bill Widmaier suggested that workers, especially equipment operators, be paid some kind of minimum wage to qualify for Workman's Compensation. Dale Alps moved that Bill put equipment operators back on Workman's Comp insurance and do whatever is necessary to activate the insurance; seconded by John Barlow; motion carried.

Fuel spill. Steve Little reported tests were made at the fuel spill site for diesel fuel and by-products. Tests for the diesel fuel were higher than the state allows and the official doing the testing was of the opinion that the reading reflected previous spills in that area by the fire

department tanks. Steve felt the Board should contact the GHAVFD if more extensive tests are needed and share in the expense of clean up. Results of additional tests are pending.

***New Business***

*Approval of annual meeting minutes.* Marv Gee moved the minutes be approved and distributed with the October newsletter, seconded by John Barlow; motion carried.

*Board meeting dates for the year.* Marv Gee stated meetings are customarily held the 4<sup>th</sup> Saturday of every other month beginning in September; exceptions are November and May. Steve Little moved this format be followed, seconded by Dale Alps; motion carried. The November meeting will be Nov. 17 at the Barraclough residence at 9:30 a.m. The budget meeting was set for October 27 at 9:30 a.m. at the Widmaier cabin.

*Officers, committee chairs.* The president suggested a Fire Station Site Committee be formed. Dale Alps moved this committee be established and that Joe Barraclough act as chairman, seconded by Marv Gee; motion carried. This will be an agenda item. Officers agreeing to serve another year are Marcella Bicknell, assistant treasurer; Julie Fowler, newsletter editor; Graham Fowler, environmental; Jan Ricker, corresponding secretary; Flo Belz, recording secretary; Pam Nuttall, welcoming; Bill Widmaier, treasurer. John Barlow will serve as roads committee chairman with assistance from Kent Mills, Ron Spurlin and Gordon Nuttall. Newly formed open space committee will consist of Graham Fowler, Ernie Conrad, Steve Little and Joe Barraclough. John Barlow and Dennis Bicknell will continue to serve on the Carpenter committee.

Marv Gee moved to extend the meeting until noon, seconded by Joe Barraclough; motion carried.

*Gift certificate.* Marv Gee moved a gift certificate for \$50 be given to Al Cunningham in appreciation for work done on the roads, seconded by Joe Barraclough; motion carried. Marv will handle.

*Matlock property.* An e-mail message and picture regarding the Matlock property, Filing 1, Lot 39, was reviewed. Marv Gee moved this item be put the agenda for the next meeting as unfinished business, seconded by Joe Barraclough; motion carried.

*De la Torre request.* A request by Chris de la Torre for their contractor to use a temporary residence (tent) while constructing their new home was discussed. The Board had concerns regarding the time frame, sanitation and trash, and felt a more permanent sub-trailer or camper should be used instead. Marv Gee will discuss these issues with them.

*Pam Nuttall.* Kent Mills will follow up and encourage her to attend the next Board meeting.

*Operator wages.* Dale Alps moved that the wages for plow, grader and backhoe operators proposed by John Barlow be adopted and that volunteers doing hand work receive no compensation; seconded by Marv Gee; motion carried.

*Vehicle registration.* Dale Alps moved that current registrations, licenses and insurance be obtained for the snow plow and water truck, seconded by Joe Barraclough; motion carried.

The meeting was adjourned at 12:00 noon.

Florentine Belz  
Recording Secretary

ARCHITECTURAL CONTROL COMMITTEE  
THE RETREAT LANDOWNERS ASSOCIATION, INC  
POST OFFICE BOX 172  
GLEN HAVEN CO 80532

September 20, 2001

TO: The Retreat Board of Directors

FROM: Architectural Control Committee

The Architectural Control Committee wishes to advise the RLA Board of Directors of its activities since the last written report of July 25, 2001. The ACC has received a written resignation from Kent Mills for his position on the ACC. A written offer to serve on the ACC has been received from Patty Mills. The ACC is in the process of appointing her to the committee.

Earth moving activity was noticed at Lot 24 Filing 2, 852 Streamside Drive. The new owners, John & Stacie Fergus, were contacted by letter questioning their intentions. A copy of the letter was furnished to Marvin Gee. John Barlow also stopped to inquire as to their work. Mr. Fergus then did contact the ACC with an application and an explanation of their plans. He acknowledged the lack of filing a timely application with the association. All their materials are under review by the ACC; approval is anticipated.

Maynard and Bev Avey, Lot 4, Filing 3, 1017 Dunraven Glade Road submitted an application to build a 20 ft X 40ft pole barn to be used for storage. The application included digital photographs of the proposed area with the building location shown on the photos which was most helpful. While this is a metal building, the original location ran afoul of the Larimer County Fire Suppression rules which require ten feet of clearance to nearby trees. This location was then moved to another area which is not as suitable, but will conform to the covenants. The chair spent some time going over this on-site with Maynard. All submissions have been furnished to the committee and approval is anticipated this week.

Hans and AJ Gerthe, Lot 23, Filing 1, 521 Streamside Drive were contacted by letter dated September 7, 2001, concerning building activities near their stream crossing, in particular one steel post in excess of five (5) feet in height. Marvin Gee was furnished a copy of the letter. A reply has not yet been received by the ACC.

Submitted:



Dennis R. Bicknell  
For The ACC  
ACCBDS01

September 21, 2001

## ASSISTANT TREASURER REPORT

There are three new property owners.

Michael and Sandra Frederick from Greeley CO bought Lot 58 Filing 2 from Dengler

Douglas and Christopher Nagle from Ft. Collins,CO bought Lot 33 Filing 4 form Gonzales

The Walters Family Trust from Scottsdale AZ bought Lot 83 Filing 1 from Batey

The Carpenters have paid the Road assessment for the year 2001.



RLA BOARD OF DIRECTORS MEETING  
November 17, 2001  
The meeting was held at the Barraclough residence

Board members present Kent Mills, Dale Alps, John Barlow, Joe Barraclough, Joanne Gilbaugh, Marvin Gee and Steve Little. Also, Florentine Belz, Julie Fowler, Jan Ricker, Bill Widmaier and landowner Duke Sumonia.

The meeting was called to order by president Kent Mills. John Barlow moved the agenda be adopted as presented, seconded by Dale Alps, motion carried.

**Approval of minutes:** Joe Barraclough moved the minutes of the September meeting be approved. Seconded by Dale Alps, motion carried.

**Landowner comments:** Kent Mills expressed his concern that committees were made up mainly of Board members and sometimes they become self serving and there is a conflict of interest. He felt more residents should be involved and a Board member should only serve as a liaison for the committee. John Barlow commented that often times it is difficult to find willing people to serve but it would be great to have more people involved and the effort should be made to draw more people in. Steve Little suggested sign-up sheets be passed around at the annual meeting and encourage residents to volunteer to chair and serve on permanent committees. More ideas can be shared at the next Board meeting on the matter.

## REPORTS

**Treasurer:** Bill Widmaier reported as of October 31, 2001, year to date, cash receipts exceed year to date disbursements by \$6,011. This included purchase of the Ford Bronco for \$3,700. Cash balances at October 31, 2001 consisted of \$772 in checking and \$89,111 in savings for a total of \$89,883. Assessments totaling \$49,497 had been received. Report attached. He also stated paid equipment operators are now covered by Workman's Comp through Pinnacle Insurance with Timberline Medical Clinic in Estes Park as the care provider. It was the opinion of the Board that McKee Medical in Loveland would be a better choice. Injury report forms are available from Bill Widmaier or John Barlow.

**Assistant Treasurer:** Marcella Bicknell's report was given by Kent Mills. There were two land transfer; Lot 55, Fil. 2 was purchased by Patrick Andrist and K. Muhr from Kilpatricks and Jesse and Rebecca Quinby bought Lot 28, Fil. 1 from Joyce Riedel. Marcella requested information needed for the 2002 assessment notices and whether the RLA would again collect the BROA road assessment for their members. Kent Mills will clarify with Marcy Trahan for the BROA.

**Corresponding Secretary:** No report.

**Architectural control committee:** Chairman Dennis Bicknell submitted a written report. Patty Mills was appointed to serve on the ACC in place of Kent Mills. Foundations have been poured for two new cabins along Streamside Drive. There was discussion concerning the burning of waste materials at construction sites. This practice is illegal and any open burning in the Retreat is prohibited. Report attached.

**Roads committee:** John Barlow stated 17 landowners had signed up as volunteers to help with road work. He reported a balance of \$900 remaining in the roads budget. He asked about selling a portable heater that is no longer used and was advised to advertise it in the Newsletter. There is a need for acetylene torch and by consensus the Board authorized its purchase. A survey of roads that need repairs will be made prior to spring along with a list of culverts to be replaced. A written report is attached. Kent Mills read a letter from the Tates, owners of Lot 15, Fil. 1 regarding the parking of road equipment on Streamside Drive at the junction with Black Creek Road. John Barlow advised the situation will be handled and new locations found for the equipment.

**Environmental committee:** Julie Fowler reported for Graham and asked for more volunteers to check for beetle infested trees and to notify owners. Steve Little will assist Graham and also look for mistletoe infected trees.

**Fire Station:** Joe Barraclough submitted a written report stating the fire department was very cooperative in the cleanup of trash at the fire station in the Retreat. The fuel spill contamination has been solved; levels were shown to be below acceptable limits of the State of Colorado and the hole has been filled. There was discussion to have Agland Inc. which supplies the fuel to replace the present 500 gallon tank with two 300 gallon gravity feed fuel tanks. The Board agreed this be done and the new containment pad be built to accommodate these two tanks. Steve Little moved that the Retreat expend up to \$1,000 as its share of the containment pad. Seconded by John Barlow, motion carried. It was agreed it would not be practical to build a wall to obscure the tanks from view and painting would be decided by Agland Inc. Joe Barraclough volunteered to be a representative from the Retreat at the Glen Haven Volunteer Fire Department meetings.

**Open space:** The newly formed Open Space Committee met Nov. 3, 2001 with members Ernie Conrad, Graham Fowler, Steve Little and Joe Barraclough. Joe was elected chairman and Steve vice-chairman. Joe submitted a written report of possible opportunities for acquiring and preserving open space in the Retreat. Several properties were identified. Discussion and information concerning land trust regulations followed. An article written by Steve Little will be published in the next Newsletter. Report attached.

**Nominating committee:** No report.

**Welcoming committee:** Chairman Pam Nuttall resigned because of other commitments. It was decided to eliminate this committee since the assistant treasurer sends a welcoming packet. A packet was requested for the next Board meeting to evaluate its contents.

**Newsletter editor:** Julie Fowler asked for comments or recommendations from the Board. A few changes were made in the last issue for privacy reasons.

**Bulwark Ridge "Association":** It was suggested that Marcy Trahan, liaison for the BROA submit a written report of their issues related to the Retreat and also on the water augmentation problem she has been working on with the Maitlands. Kent Mills will request a report from her.

**Covenant violations:** Kent Mills met with Mr. Klausner regarding his concerns about the Matlock property covenant violations. Dennis Bicknell of the ACC reportedly had received a proposal from Mr. Matlock stating that he would enclose both ends of the metal building and paint it. It was suggested someone from the Board with authority should speak with Mr. Matlock in a friendly manner and impress upon him the importance of abiding by the covenants. Kent Mills volunteered to speak with him so that the covenants remain enforceable for all landowners in all situations. Marvin Gee requested that the issue of car and trailer violations be addressed again at the January Board meeting.

**Insurance:** John Barlow will take care of registering the water truck and snowplow and obtaining insurance for the snowplow promptly.

Marvin Gee moved the meeting be extended to 12 noon, seconded by Joe Barraclough, motion carried.

**Pam Nuttall:** A letter of appreciation will be sent to her for the work and ideas she performed while chairing this committee.

## **NEW BUSINESS**


**Meeting locations:** Locations for the remaining Board meetings were established as follows: January 26th at Joanne Gilbaugh's, March 23rd at Kent Mills', and May 18th at John Barlow's.

**Adopting of budget;** Bill Widmaier distributed copies of the worksheet for the 2002 budget from the budget workshop meeting. Marvin Gee moved the budget be adopted as amended with a deficit, seconded by Steve Little, motion carried. The annual assessment for 2002 will remain at \$220.00 per landowner.

**Winter potluck:** The winter potluck will be held February 16th at the Community Church of the Rockies in Estes Park. Final plans to be made at the January meeting.

**Safe deposit box:** Marvin Gee and Steve Little will continue as key holders for the box.

The meeting was adjourned at 11:55a.m.

  
Secretary

ARCHITECTURAL CONTROL COMMITTEE  
THE RETREAT LANDOWNERS ASSOCIATION, INC  
POST OFFICE BOX 172  
GLEN HAVEN CO 80532

November 9, 2001

TO: The Retreat Board of Directors  
FROM: Architectural Control Committee

The Architectural Control Committee wishes to advise the RLA Board of Directors of its activities since the last written report of September 20, 2001. As indicated at that time, Patty Mills is being appointed to the ACC following the procedure outlined in Covenant 2. Currently one ACC member is out of the country and upon his return, the appointment will be completed.

John and Stacie Fergus, Lot 24 Filing 2, 825 Streamside Drive, received approval from the ACC for their cabin construction. Currently the foundation has been poured.

Ed Grueff, Lot 13, Filing 1, Streamside Drive, received approval for his cabin construction at the location approved by Larimer County for a "flood plain" variance. Currently the foundation has been poured.

It might be noted that the above two foundations were poured the same day and evening. The heavy equipment traffic on Streamside Drive those times was almost overwhelming. The ACC includes a request in its approval letters that the homeowner member consult with their contractor and subcontractors concerning intelligent use of the Retreat roads and the Retreat itself. Perhaps it will never be necessary to take further action, but the ACC feels it important to give a notification.

Dennis and Marcella Bicknell Lot 1 Filing 1, 1473 Streamside Drive, advised that they would be painting the exterior of their cabin. The original colors would hopefully be matched.

The chair visited with Chris de la Torre, Lot 14 Filing 3, Dunraven Glade Road, concerning construction practices including the burning of waste materials. This was prompted by a call from the GHAVFD. Mr. de la Torre is acting as contractor for a cypress log home furnished by a company from Florida. He indicated that he had cleared up the procedures with the workers. One might notice how all the ground around the building site has been skinned back or leveled to some extent; this furnishes a bed for weed growth or requires a lot of work at the end of construction.

The Baker family, Lot 26 Filing 1, 447 Streamside Drive, completed a culvert installation on Miller Fork Stream. The work was well done. The RLA Board may not know that there is a rather extensive professionally prepared Environmental Procedure outline for work on Miller Fork; the report considers many technical aspects and seems to work well. Jess Quinby, the new owner of Lot 28 Filing 1, Streamside Drive, has been furnished this information to be included in his application for a stream crossing.

Retreat Board of Directors  
November 9, 2001  
Page two

The president, in his email of November 1, 2001, requested information concerning ACC plans. The ACC has no unusual plans or events in mind for the year 2002. The ACC plans to continue serving as in the past years. The ACC does feel it important that the RLA Board relate the Retreat "story" to new members as soon as possible upon their assumption of ownership. This can be most helpful to both the new member and the Retreat community. The costs associated with this ACC work should remain the same; costs are limited to postage, copying, a mail box, and a few office supplies. Certainly if postage increases there will be a small change but \$200 should more than cover any ACC expense for the year 2002.

Submitted

A handwritten signature in cursive script that reads "Dennis R. Bicknell". The signature is written in black ink and is positioned above the typed name.

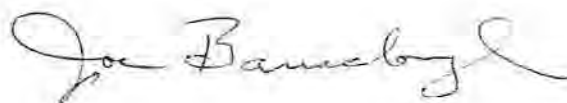
Dennis R. Bicknell  
For The ACC  
ACCBDN01

To: RLA Board of Directors  
From: Open Space Committee  
Date: November 10, 2001  
Subject: Report of Meeting

The Open Space Committee held its first meeting on Saturday, November 3, 2001. Members present were Ernie Conrad, Graham Fowler, Steve Little and Joe Barraclough. Joe was elected chairman and Steve vice-chairman.

Four areas were identified as possible opportunities for acquiring and preserving open space in The Retreat:

1. **Land Trust Conservation Easements**—Multiple lot property owners can agree to never build on their lot(s) and become eligible for tax breaks. They would retain ownership of the lot(s). There would be no cost to the Association. Decided more information needed and hope to have representative of Land Trust speak to Board and bring printed materials.
2. **Carpenter Property**—Explore possibility of backing of private individual to purchase property, develop 3 lots, sell them to recoup investment. Remainder of acreage sold to Retreat to be used as open space.
3. **Dunraven Glade Entrance**—Establish (existing) 66 foot right-of-way. Take out existing fence(s) and construct new fence(s) taking the entire right-of-way.
4. **Streamside Entrance**—Establish (existing) 25 foot right-of-way. Raze existing fences, move or raze cabins and build new fence taking entire right-of-way.



To: RLA Board of Directors  
From: Fire Station Committee  
Date: November 13, 2001  
Subject: Status of Clean Up

After meeting with Dick Boggs and confirming his assessment of conditions at the Retreat Fire Station, I met with Tom Housewright and explained our concerns. Tom was very cooperative.

As of this date, one load of trash, and out-dated and surplus equipment has been removed from the site. Another load has been collected, is ready for removal and will be taken to the landfill soon. Wooden lattice walls have been erected on the north and west sides of the propane tank.

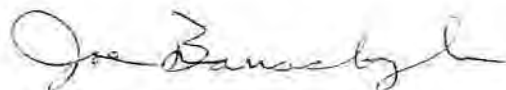
Received bid of \$1,400 for 8' x 24' concrete containment pad with 12" curb to house fuel tanks at the site. This pad would contain 1,344 gallons of liquid fuel in the event of a spill and is more than adequate for the current tanks. Tom agreed that GHAFD would share cost proportionately (to space used) with RLA. This would need to be confirmed by the Fire Board. I talked with Bob Clarke regarding this and he will bring it up at their next meeting.

Due to limited storage space at the site, Tom expressed an interest in a joint venture if the RLA ever decided to build storage space for its records at the site.

Regarding the integrity of the RLA fuel tank at the site, I talked with Jay Bedford of Agland, Inc. He informed me that our tank was probably built in the late 1940s or early 1950s and that there is always a chance that the wall separating the tank could corrode, causing a product mix. He said he saw no evidence of failure at this time, as the tank always took what was estimated. He said he would be glad to replace the dual tank with 2 300 gal. tanks, with stands at no charge, as long as we continue to purchase fuel from Agland, Inc. He stated that smaller tanks (125 gal.) are available, but they sit on the ground and require a pump (electric or manual) to dispense the fuel. He has one of these tanks and would supply it and a manual pump. If we want two, we would have to locate and purchase the second tank and pump. He would assist us in the location and installation. It should be noted that changing tanks may change the size of the proposed containment pad.

I will meet with Dick Boggs, on his return later this month, to see if we have addressed his concerns.

I received a letter from Richard Grossman of Larimer County Dept. of Health & Environment (LCDHE) stating that the second round of tests at the spill site showed levels of contamination below the acceptable limits of the State of Colorado and that we could fill the excavation. Once LCDHE receives a copy of the manifest showing the diesel-contaminated soil was properly disposed of, they will send us a letter stating that no further action is required. Bill Widmaier mailed the manifest to them in the first week of November. Steve Little ordered a truck-load of road base, which was delivered on Nov. 14. The hole is now filled.





November 16, 2001

Report from the Assistant Treasurer

There are two new landowners:

P. Ardist and K. Muhr who bought from Kilpatrick.. Kilpatrick still owns a lot.

J. & R. Quinby who bought from Reidel who is no longer a landowner.

There are 221 landowner units.

The statements for the year 2002 will be sent to the printer as soon as I have the amount of the assessment for 2002. Bill Widmaier has the statement from 2001 and I am asking the board if it's OK to use the same format. Also, I understand that the BROA members pay an additional \$50.00. Would it be OK to print statements for the BROA members to reflect the additional \$50.00?

Respectfully Submitted by  
Marcella Bicknell.

1  
ELA Road Committee Report 11.17.01

Activities since August 1, 2001

### ROADS & CULVERTS

- a. Ditch clearing with grader through out the Retreat;
- b. Grade main loop of Retreat Roads three times. Other roads graded as needed;
- c. Particular attention given to switchbacks on Miller Fork, Streamside and Copper Hill.
- d. Clear numerous inlets and outlets of culverts at West end of Retreat. List further culverts to be cleaned this season;
- e. Widen sections of lower Streamside Drive;
- f. Contact Quest regarding trenching damage to culverts;
- g. Prune trees and shrubs at entrances and along roads to improve sight lines;
- h. Responded to Landowner comments;
- i. Expand list of active volunteers.

### EQUIPMENT

- a. Steam Clean Grader, Backhoe and Water Truck;
- b. Grease Equipment and change oil and filters.

- c. Training session on Snow Plow
- d. Replace fuel pump diaphragm and windshield wipers on Snow Plow. Purchase flashing roof top lights;
- e. Rebuild carburetor on water truck;
- f. Order replacement blades for grader;
- g. Replace some "O" rings on backhoe hydraulics.
- h.
- i. Record purchases and service in new equipment log books.

## SHED & FUEL STORAGE

- a. Empty, clean and organize storage shed. Clean Firehouse No. 2 yard in cooperation with Fire Chief. Haul off truck load of discarded stuff;
- b. Purchase additional fuel cans and supplies;
- c. Discussed installation of shared concrete apron for fuel storage with Fire Chief. This issue has since been taken further by the Fire Station Committee;
- d. Steve Little has completed the fuel spill cleanup and has backfilled the excavation site.

## COMING UP THIS YEAR

- a. Install new grader blades;
- b. Additional general maintenance;
- c. Reupholster grader and backhoe seats;
- d. Register and insure water truck and snowplow;
- e. Install exhaust flapper;
- f. Install and fill separate gasoline and diesel storage tanks after concrete apron is installed;
- g. Culvert clearing
- h. Widen hairpin curve at Bulwark Ridge and Fighting Elk Court;
- i. Outfit water truck with more forceful water hose for culvert cleaning;
- j. Next Spring's road maintenance and material trucking plan will be devised mid to late winter;
- k. Check and repair plug in engine heaters.

## FOR DISCUSSION

- a. We own a large horizontal portable kerosene heater (salamander type);
- b. Gas torch - \$300

RLA ROADS

9.24.01

## Committee &amp; Volunteers

John Barlow	586 2582
Kent Mills	577 7803
	or 970 330 9890
Gordon Nutall	970 226 2676
Ron Spurlin	or 586 9042
Ralph Brethauer, Equip Operator	577 8619
Joe Barraclough	586 2525
Paul Dingel	586 6968
Art Turpin	586 3285
Ken Cooper	or 586 8915
	303 986 5070
Jack & Verna Herdebrecht	586 6647
Leon & Mary Ann Satterfield (seasonal)	586 6595
Dick Stolte	586 4065
Ron Tate	586 9289

SNOW PLOWING

John Barlow	586 2582
Paul Dingel	586 6968
Ralph Brethauer	577 8619
Dennis Bicknell	586 1034
John Craig	577 0807

# RLA ROAD MAINTENANCE & SNOW PLOWING

BUDGET STATUS 11.17.01

TO 10.15.01

Combined Budgeted Main. & Snow	27,000.00
Amount Expended as of 10.15	<u>22,235.00 ±</u>

Unexpended Balance 10.15	4,765.00 ±
Subsequent Payroll & Supplies	<u>1,300.00 ±</u>

Approx Balance 11.17 3,465.00 ±

Estimated Expenditures to 12.31.01

a. Snow Plowing	200.
b. Upkeep	600
c. Oil Change & Filters	70
d. Exhaust Caps	100
e. Fuel in Storage	700
f. Grader Blades	200
g. Insurance & Regis.	240
h. Misc. Service	<u>400</u>

2,550.00 ±

Estimated Balance 12.31.01 915.00 \*

\* Does not include additional payroll ~~and~~ we may incur by end of year.