



# RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING  
January 30, 1993

## PRESENT

President Marlan McMahan, Vice-President Graham Fowler, Treasurer Marylouise Widmair, Directors Janice Tate, Dice McKnight and Jim Boyd. Also ACC Chairman Steve Little, Road Chairman Dick Weinmeister, Corresponding Secretary/ Asst. Treasurer Marvin and Charlotte Gee, and landowners Ardeen Boyd and Ron Tate.

## PRESIDENT'S REMARKS

Marlan expressed hope that one of his goals is being accomplished - that of re-establishing dialogue with all members of the Retreat. He felt that the "Fireside Chat" was a step in that direction, by showing that the Board in good faith, is trying to show that it is open to all the members. Given the opportunity to add his comments, Vice-President Graham Fowler asked that the Board look at the big picture, and focus on the goals of the Retreat, rather than get bogged down in single details.

## SECRETARY'S REPORT

Ernie Conrad had sent a letter regarding Sue Mills' outhouse, which had been erroneously reported in the November 21, 1992 minutes. The minutes were approved, with this clarification letter, copy attached.

## LANDOWNER COMMENTS

Marvin told of an article he had read recently entitled "You Only Count the Yes Votes", which said that though an association cannot ignore the negative votes, the world moves forward on positive votes.

There was a feeling of several members that since the "Fireside Chat" there is a neutralization of positions, and more of a feeling of well-being among the membership on the whole.

## TREASURER'S REPORT

Marylouise passed out the treasurer's report, and explained that she has changed the checking account to another that will save money, as there are no service charges if \$2,000 is kept in the account. She continued to explain the report as follows:

### BALANCE SHEET

On December 31, 1992 cash balances totalled \$13,445.23 consisting of \$588.34 in the checking account and \$12,856.29 in the money market account.

On January 30, 1993 cash balances total \$25,759.92 consisting of \$12,903.63 in checking and \$12,856.29 in the money market account.

### INCOME STATEMENT

Total 1992 cash receipts were \$27,099.93 and total cash disbursements were \$33,852.15 for an excess of disbursements over receipts of \$6,752.22. Excluding the purchase of the road grader, receipts would exceed disbursements by \$4,572.78.

At January 30, 1993, year to date cash receipts total \$13,145.35 and cash disbursements total \$830.66 for an excess of receipts over disbursements of \$12,314.69.

Marylouise will be transferring monies from the checking account to MMA, the amount to depend upon bills received at this meeting. After looking over the report, and having questions answered, Janice moved, Dice seconded, to accept the treasurer's report.

Passed. It was noted that mileage of 20¢ per mile is paid to Board members.

ROADS

Dick reported that Brad Tallman was paid \$24.00 for filling the sand barrels. Noting that there are boulders near Bobby Ranes' place, on the road, Jim said he will pick them up later to use for daming materials for the stream, when the backhoe is fixed. Dick and Dice will check on the backhoe to see why it is leaking hydraulic fuel, and why the linkage fell apart. Then they will determine whether they, or someone from the valley can do the repairs. Jim expressed thanks to Dice for saving the Retreat around \$1,000 by obtaining four sets of chains for the grader. He also thanked the Board again for the purchase of the grader, as it is more powerful and easier to run than the old one was. He has purchased two manuals on the care and repair of road graders, with the intent of learning how to work on the equipment. The grader is parked on Copperhill Ct. out of sight where it is level. There is no problem with the landowners nearby.

Jim is still concerned about his being a contract laborer, or an employee, and still a Board Member. Marlan will check with our attorney on what procedure is best. After discussion as to who to turn the bills over to, Graham moved that Jim and Rock submit their bills for service to Dick Weinmeister, Road Chairman, prior to submission to the treasurer. Janice seconded. Passed.

Graham noted that the Retreat does not have insurance covering fire, theft, wind hail, vandalism, malicious mischief, collision and upset, on the grader. After some discussion, Marylouise moved, Jim seconded, to authorize Graham to get the insurance for the heavy equipment. Passed. Graham moved that Reidman Insurance also handle the workman's compensation insurance. Marylouise seconded. Passed. It was noted that the theft of fuel has stopped since the grader used deisel fuel rather than gas. Graham said that the risk evaluator should be coming to check out the roads. After informal discussion, Marylouise moved to table the discussion on inspection until the next meeting so that the attorney could be consulted. Jim seconded. Passed with Graham voting no.

Jim said that road base will be put on the roads every year.

ACC

Steve identified three applications for two driveways which were approved: Robb, (Filing 2, lot 9) and Martin (Filing 3, lot 19), and a driveway and house under consideration, by Lemke (Filing 3, lot 38). Steve explained about his article in the Newsletter. When weather permits, he will go around with Dick and Jim to identify the culvert and driveway problems. Some already exist: 1) Tony Chiodo's driveway; a letter was sent explaining what he should do - a second letter will be sent asking for clarification of just what are his intentions as to placement and culvert. 2) Letters were sent to Reiss on Streamside, and Nelson off Elkridge Dr., who have trailers on their land. It was suggested that "30-day letters" be sent to these people. 3) Ellis Construction is 'way behind schedule. Steve asked that pressure be put on him to get his house done, and suggested that a letter be sent reminding him of Covenant violations regarding his building equipment. 4) Bobby Ranes' knight and two trailers, plus three vehicles - how many trailers and vehicles can one have on a lot before it becomes a problem? Steve feels that the Board must be ready to face these problems. Bobby Ranes told Marlan and Graham that he intends to move the knight up close to his house. 5) Hutchins' gorilla, and propane tank. Steve can see no real violation regarding the gorilla, and said it is not as blatant as Ranes' knight. Steve will talk to Mr. Hutchins in person. He reminded Marlan to be certain to write to Mr. Rivers about his propane tank, as it is next to Hutchins, and both should be screened.

The next ACC meeting is February 13, the committee is still working on the policy, and will bring a list of the ACC responsibilities, the Road Committee responsibilities, and the Board's responsibilities to the next Board meeting. Mrlan will meet with Steve to delineate the responsibilities. The ACC does not want to be enforcers, and have asked that a committee of 1 ACC member, 1 Board member, and 1 resident member be formed to channel the enforcement problems to the Board, if they cannot be resolved. Marlan and Graham had talked with our attorney, who said that the ACC has more control in ACC matters than the Board, who can grant a variance. The ACC establishes the policies, and



ACC, continued

can make the decisions. If the ACC gets out of control, the Board of Directors could disband the ACC. The ACC is responsible for buildings, structures, driveways, construction; the Board is responsible for Covenant violations.

It was noted that there are three renters in the Retreat - Lassen on Black Creek, and Hughes and Bohme, both on Dunraven. Lassens have a junk car on their lot. Steve will contact them about its removal, as he knows them well. Should any renters be in violation, Steve will go to them first before contacting the owner. The ACC is willing to be the watchdog for violations. A form letter was suggested which would alert the violators that they are in violation of certain Covenants, giving them 30 days to solve the problems.

Steve hopes to have a regular phone in by March 5, 1993.

ENVIRONMENT

Mary Purrinton is in Arizona, and Irene Little is in Massachusetts, so Janice reported for them. Janice sent a letter to the Forest Service regarding the Fire Prevention Survey. There will be a cost, though at present, she doesn't have the figures. She hopes to have details by the March meeting. Marvin added that Wendell Amos of EVIA said that there is still money in the forest service, and that EVIA could help by matching funds. He urged that the Retreat have this survey done.

Janice reported that the man from Fort Collins will take care of the beavers for \$25.00 per beaver, plus mileage.

Janice wrote a letter to Van Butzels including pictures of the mess that campers had left, but has received no answer from them.

FIRE SAFETY

Marlan reported that he had talked to our attorney regarding the establishment of a Fire District. He feels that the Retreat should work in that direction. It will take a long time to get this through, and a big education push should be made. Janice explained that the Fire Board must have By-laws before it can get started working on a Fire District. She also reported that as a result of the RLA mailing for the fireboard, fourteen members contributed a total of \$995, and another member contributed \$100 for a dry hydrant. In June there will be a test for a dry hydrant.

ASSOCIATION NEWS

Marvin reported receiving 1) a letter from Horace Rhodes thanking the Board for the work they do, and the willingness to do it, 2) a letter from Ruth Maitland who is very upset about the raise in Bulwark assessments; she will have her attorney talk with ours. 3) There are 120 assessments in at present, a second notice will be sent to those not paid by February 15, and they will wait until March 15 to turn the remaining non-payments to Mr. Gudducci. 4) A tax bill for Retreat property was received for seven parcels but Marvin can find only six. He will send the assessors a letter asking them to further identify the seven parcels. 5) Real Estate people are telling Marvin that the Retreat is becoming more and more desirable, and 6) the next Newsletter will go out around the 15th of April. Marlan thanked the Gees for their work.

OLD BUSINESS

A. Fireside Chat - Marlan said that he had responded to all the letters he had received. Everyone was impressed with the facilitator, and that there was healing done.

B. Survey - At the next meeting, Board members are asked to bring two questions which will be compiled and sent out with the next Newsletter.

C. Foundation - The attorney knows a specialist in this area who could request the approval of a foundation for the Retreat. However, Mr. Gudducci's opinion is that we may not qualify because of our non-profit status. Graham moved that we spend up to \$200 to have this woman pursue the idea, up to the point of finding out whether we can or cannot form a Foundation. Jan seconded. Passed.

D. CCIOA - Our attorney suggests that we continue to table action, but continue to keep looking at it, as we may want to act on it in the future.

OLD BUSINESS, continued

E. Potluck - Marvin will send special invitations to the new members. The place is the Fellowship Hall at the Community Church of the Rockies, which costs us \$35.00. Janice will make posters for the Post Office. Carol and Janice will take care of the drinks. Marylouise moved and Dice seconded to send the invitation to all 138 Colorado members of the Retreat. Passed.

F. Disaster Plan - Marlan reported that the EVIA is in favor of having a helicopter pad in this area. There are suggestions of three evacuation plans; 1) immediate, 2) chain calls, and 3) long term plan. The Fire Department's first priority is evacuation. It was suggested that a generator be obtained, and that an inventory of RLA members who have CBS be made.

G. Nominating Committee - Janice said that Ron Bachali and Joan Weinmeister are on her committee. Marlan will run for office again, and Bill Widmair will run. If anyone else is interested, they should get their information to the nominating committee thirty days in advance of the Newsletter publication in June.

H. OHV - Graham reported on the January 13th meeting he had attended. OHV owners still want all the trails open, and when he explained that many in this area are not maintained, they said that they liked that - they wanted the adventure. Graham said that we must have signs on Miller Fork Road, Black Creek Road, and Bulwark Ridge Road saying that those roads are not open to OHV. He encouraged everyone to write to the Forest Service, and said that if we see anyone illegally parked, or using the roads, to call the Forest Service and the Sheriff's Department. Marlan commended Graham for his commitment to this problem. Marvin had prepared a letter for the Board to send to the Forest Service. Graham moved, and Janice seconded, to send the letter from the Board, and that other persons present also send this letter, signed, and with any other personal comments. Passed..

I. Risk Evaluator for Insurance - Graham read from the January 27, 1990 minutes that the Board had voted to have the Insurance person come to make an evaluation of the roads.

J. Payment for Road Services - Graham moved that we bring Jim into line with what our other employees are paid. Seconded by Marylouise. Passed with Jim abstaining.

NEW BUSINESS

A. Parliamentarian - Janice moved, seconded by Graham that a parliamentarian be used at the next Annual Meeting. Discussion involved payment, and if our attorney would be needed. Passed.

B. New Member Packet - is being worked on.

C. Specific Issues - as a first line of approach, is to go directly to the source of concern.

D. Van Butzels - An application for Treasurer's Deed received from Lavonne Gardner, saying the Van Butzel's land (Filing 4, lot 19) taxes were not paid in 1987. For a maximum of \$3500, the Retreat has been given the option to purchase the property. There are liens on the property. If the Van Butzels pay the back taxes, the RLA would get back the monies spent for attorney's fees. Graham moved, Jim seconded, that the Board proceed to spend \$2696 for 1987 taxes and costs on this property. Passed. This 2.38 acreage could be used as open space. Action will be taken by February 3. Steve suggested after discussion, that Van Butzels be called to tell them of the Board's action, explaining that we would use the land as open space. Marlan will check with Mr. Gudducci on the procedure.

E. Covenant Violations - 1) Janice called attention to an article in the Trail-Gazette about Joel Button's recording business. In the light of forcing Rock Tallman to take his business out of the Retreat, and not allowig a gunsmith to have his business in the Retreat, Janice feels that the Board should take action. A letter will be sent to Mr. Button advising him that he is in violation of Covenant #8. 2) Dogs - the Gooches, who bought the double A-frame house have dogs that are running loose, barking and chasing deer. Graham moved, seconded by Janice, to send a letter to the Gooches about the violation of loose dogs, the cutting of trees on other's property, and that their vapor

NEW BUSINESS, continued

lights are pollution. The motion passed. 3) Gorilla and knight - Marlan will consult with the attorney regarding how to handle the knight and gorilla problems, and also how to handle Mr. Button's business in his home. A form letter is suggested as a starting point. A letter will be sent to Carners about their dog chasing deer, also.

Steve will write an article for the Newsletter regarding these problems.


LANDOWNER COMMENTS

Ron Tate asked if the Board has long range plans, objectives, goals and prioritization. The Board has some, but they aren't written down in a list. Marvin suggested that at the Fall Board meeting, the Board have a Retreat to establish long range goals. Steve suggested that a questionnaire be sent to everyone asking what the RLA members feel are most important long-range, and immediate goals. Jim suggested that an Ad Hoc committee be formed from the various committees we have, to disseminate the results of the questionnaire. Discussion involved fire safety, open space, the change of minds regarding a community center since we have so many new members moving into the Retreat, the roads.

The meeting was ajourned at 12:30 p.m.!

Next meeting - Saturday, March 27, 9:30 a.m. at Gees.

Respectfully submitted,



Carol Fulton, Recording Secretary

Note from the secretary - Because of illness, other pressing responsibilities, a trip to visit grandchildren, more immediate pressing responsibilities upon my return, and the potluck, I couldn't do these minutes before now. I am sorry if this has caused anyone inconvenience.





**ERNIE CONRAD REAL ESTATE**

BOX 28  
GLEN HAVEN, COLORADO 80532

1 (303) 586-5929

*Memo*

**LETTER**

Date October 10, 1992

Subject Outhouse

To Mr. Marlin McMahan  
P. O. Box 31193  
Aurora, CO 80041

Dear Marlin:

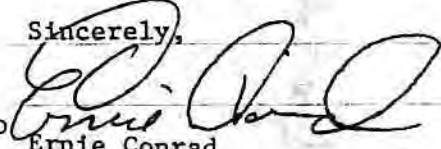
It is a beautiful fall day here in Glen Haven. As you know, it has been a very good year for sales in the Retreat Subdivision. We've seen an average appreciation over the last 12 months of approximately 8% on vacant land values.

It has come to my attention that the Retreat Homeowners Association wants to have Sue Mills, the owner of Lot 28, THE RETREAT, Filing No. 2, remove her outhouse. As you know, I have Ms. Mill's lot listed for sale and have worked with her and the Retreat in getting it in shape to be sold. The outhouse is an improvement on the property and adds value of approximately \$750 to her lot. The outhouse was installed by Jessie McGee in the early 80's. He was the legal owner of the lot at that time. The outhouse was approved and inspected by the Larimer County Health Dept. Enclosed is a copy of the septic permit. My company is marketing the lot with the outhouse on it to be utilized by a prospective owner if they wish to camp or trailer on the lot. If the outhouse is removed it will lower the value of the lot, and make it more difficult to sell.

I request that you re-evaluate the outhouse in light of this additional information. Thank you for your help in this matter.

Sincerely,

SIGNED

  
Ernie Conrad

cc: Sue Mills

Please reply

No reply necessary

December 14, 1992

Mr. Ernie Conrad  
Box 28  
Glen Haven, Colorado 80532

Dear Ernie:

This is in reply to your October 10th memo to Marlan McMahan concerning the outhouse on Susan Mills property (The Retreat, Filing 2, Lot 28).

The Retreat Board is naturally very concerned about the environment, safety and sanitation. However, since you have furnished proof that an inspection was done by Larimer County, we assume the outhouse was properly vaulted, which was one of our main concerns. Therefore, the Board has agreed to allow the outhouse to remain, but may request Ms. Mills to furnish proof that it is being regularly pumped.

Congratulations on a great sales year! Please feel free to call me or any other Board member with your concerns.

Yours truly,

  
Janice Tate  
Retreat Board Member

Copy to:  
S. Mills  
M. McMahan

LARIMER COUNTY HEALTH DEPARTMENT  
363 Jefferson St., Fort Collins, CO 80521  
221-2100 EXT. 500



23 T 6 R 72 MICROFILMED

1. 1/4 1/4 1/4 S 23 T 6 R 72
2. Subdivision Retreat
3. Lot 28 Block \_\_\_\_\_ Filing 2nd Zoned \_\_\_\_\_
4. New  Repair
5. Address/Location 100 Streamside Drive
6. Owner of Record JESSE WOGEE Address 10 Box 71 Glen Haven Ph. 80532
7. Agent Self Address \_\_\_\_\_ Ph. \_\_\_\_\_
8. System Contractor \_\_\_\_\_ Address \_\_\_\_\_ Ph. \_\_\_\_\_
9. Building Type \_\_\_\_\_ Basement Bathroom \_\_\_\_\_ Design Capacity \_\_\_\_\_
10. Lot Size 3.44 A Slope \_\_\_\_\_ Perc. Rate/H.C. NA Depth to Bedrock NA
11. Depth to water Table NA Potable Water Supply Naive in Aquifer \_\_\_\_\_
12. Water District NA
13. Sanitation District NA
14. Nearest Location of Public Sewer To Building NA
15. Exhibits check: Plot Plan  Eng. Geol. Report \_\_\_\_\_ Engineers Design \_\_\_\_\_
16. Owner/Agent Signature [Signature] Date 9-15-80
17. Engineer Signature \_\_\_\_\_ P.E. Reg. # \_\_\_\_\_ Date \_\_\_\_\_
18. Fee of \$ 50.00 payable at time of Building Permit is issued.
19. Plot plan on reverse of this form. # 0928 9-12-80

Permission is hereby granted to the owner or his agent to perform the work indicated below in accordance with the Larimer County Individual Sewage Disposal Regulations and is conditional upon the final installation approval of the Larimer County Health Department. This permit is to remain in full force for the duration of the Larimer County Building Permit, or 120 days after its issuance, where applicable, providing it is not revoked for non-compliance. The issuance of this permit does not constitute assumption by the Department or its employees of liability for the failure or inadequacy of the sewage disposal system.

OWNER INSTALLED

20. Type and design of System Vaulted Primary minimum 400 gal. capacity to CONSTRUCTED TO LARIMER COUNTY I.S.D.S. STANDARDS.  
MINIMUM DISTANCE TO STREAM 25', MIN. 15' TO DWELLING, MIN. 10' PROTECTIVE LINES. SEE I.S.D.S. p. 32 - para 7.2 (Design Code 19)

21. Maintenance Schedule Clean out when required  
22. Please notify the department 24 hours in advance of backfilling to obtain final inspection for issuance of "Occupancy Certificate".

Approval Signature	Date	Approval Signature	Date
<u>[Signature]</u>	<u>9-15-80</u>	Sanitation District:	_____
23. Site Inspection:		Occupancy Permit Signed:	_____
24. Preliminary: <u>[Signature]</u>	R.P.S. <u>9-12-80</u>	And Transmitted By:	_____
25. Final Inspection: <u>[Signature]</u>	R.P.S. <u>9-21-80</u>		

Route: white & yellow - owner; pink - system contractor; blue - R.P.S.; Tag Copy - File.





# RETREAT LANDOWNERS ASSOCIATION, INC.

## THE BOARD OF DIRECTORS MEETING

March 27, 1993

### PRESENT

President Marlan McMahan, Janice Tate, Jim Boyd, Vice-President Graham Fowler, Irene Little, ACC Chairman Steve Little, Corresponding Secretary/ Asst. Treasurer, Marvin and Char Gee, and landowner Duke Sumonia.

### PRESIDENT'S REMARKS

Marlan called the meeting to order. He expressed pleasure at the way the Board is operating, and with the support shown to the Board from members who attended the Fire-side Chat, and the February potluck.

### LANDOWNER COMMENTS

Marvin, Steve and Janice reported loose dogs chasing deer. It was suggested that letters be sent to the Gooches and Clearys as a follow-up to conversations held with these people. Children riding borrowed ATV was discussed, the concern being that they may consider the Retreat a wilderness area, and ride the vehicles recklessly in the roads as well as over other people's property.

Marvin suggested that the Board arrange a meeting with just the year-round residents, as there is a different focus than with those who are not here all the time.

### ROADS

Jim thanked the Board for the purchase of the grader, which has heat, power, and four sets of chains, making his work on the roads a delight. Rock Tallman has also been helping with the roads recently. The committee will concentrate on road maintenance now. Dick Weinmeister has repaired the back-hoe, and the bushings will be taken care of by Dick and Dice McKnight. Jim feels that the road crew should continue to put two miles of road base on, each year. Concern about the grass growing on the roads as a fire hazard was expressed. As Jim widens the roads, he will try to take care of the problem, using "safe" defoliants if necessary.

There are a number of small trees growing in the ditches and next to the roads. People are encouraged to dig them up and plant them on their property. When Jim cuts limbs, he will let them lay. The Board approved. Steve offered to help Jim clean up and groom the roads before the road base is put down.

The first week in June the GHAFFD, Forest Service, and Jim, will be putting in a dry hydrant as an experiment. The location has not been determined as yet.

### ACC

Steve presented to the Board the ACC policy statement which had been determined by the committee. He asked for the Board's feedback and reaction, to be given to him as soon as possible. Discussion involved the Board being responsible for variance grants. It was decided that after the Board adopts the document, it should be in the handbook, along with the Covenants and By-laws, - a separate booklet from the directory. It is understood that the Board will stand behind the ACC action, once the document is in place. There will be a joint meeting of the RLA Board and ACC at 3:00 p.m. at Boyd's home on April 24, with the Board coming to the meeting ready to act on the ACC policy.

In other business, Steve reported that a cabin plan for Lemke (lot 38, Filing 3) was approved by the ACC. He also sent letters to trailer owners who have not moved their trailers. One owner has responded, another has not. It was noted that the County has a 30-day limit for length of time that a trailer can remain on a spot. Discussion concerned the intent of the Covenants.

ACC, continued

Mr. Ellis has asked for an extension from the ACC. The Board agreed that the ACC review the request for variance, make a recommendation to the Board, and the Board will take action.

Steve read an article <sup>he</sup> has written for the Newsletter, which concerns light pollution, buildings, structures, and wildlife.

Marlan called attention to the several letters and information in the packet received by the Board members.

A letter will be sent to those whose dogs are running loose.

ENVIRONMENTAL

Janice reported that she and Ron had attended a Land Trust meeting in Loveland, which concerned open space. She talked with Allan Aspenall about setting up a land trust. He said it would take a long drawn-out procedure. There was a discussion on guidelines. In May, when the ice is gone from Miller Fork, the person will come to take care of the beaver. Janice asked that it be noted in the Newsletter so as to alert landowners, so they can keep their dogs and children away from the traps.

It was suggested that Earth Day, April 22, be designated as Retreat Clean-up Day. No Board action taken.

FIRE SAFETY

The three-acre fire which originated at Barry Hughes' place was discussed. It was caused by a spark from a tractor delivering manure. Jim expressed thanks to those RLA members who helped fight the fire, and those who brought cold drinks to the firefighters. Janice asked that GHAVFD Board President Tim Stolz write an article on the fire for the Newsletter, including thanks to those who helped.

Janice moved, Irene seconded that the RLA give their annual donation of \$500 at this time, including the money for the dry hydrant designated by an RLA landowner. The motion passed. Graham moved, Jan seconded, to give \$150 from the RLA for the dry hydrant. This motion passed.

ASSOCIATION NEWS

Marvin shared a notice which went out in February, to those who had not paid their assessments. Forty-five assessments were paid after that letter. There are still eight unpaid assessments. He said that occasionally there is trouble collecting attorney's fees, and asked the Board for a policy. After discussion the Board determined that these unpaid fees be carried over, but if not paid, the member cannot vote at the Annual Meeting.

There were seventy-three people at the February potluck.

The seventh parcel of land being taxed was located on the map. (see Jan. 30 minutes, page 3).

A letter from Marcille Trahan of the Bulwark Ridege Association was read.

Deadline for the Newsletter is April 20. Marvin asked Jan for an article, as chairperson of the Nominating Committee, to prepare those who may want to run for Board member. June 15 is the deadline date for the last Newsletter before the Annual Meeting.

Marlan thanked Marvin and Char for all the work and correspondence they do for the Association business.

VICE-PRESIDENT

Graham called attention to some articles in "Common Ground", which are pertinent to Retreat interests. He also showed a catalogue which lists several books and pamphlets on parliamentary procedure. Irene moved, and Graham seconded that the RLA spend up to \$100 for publications that would be helpful. Passed. Those attending the upcoming CAI conference (April 3, 1993) will look for pertinent publications.

There is no news on the OHV update. However, Marlan received a letter, and Graham had a telephone conversation with an RLA member who lives in the East, who has connections with the Government. He will try to do something about the OHV situation from that angle.

OLD BUSINESS

A. Covenant Violations. It was suggested that mention be made in the letters to Covenant violators, that the Covenants are recorded at Larimer County offices.

B. Nominating Committee. Marlan reiterated that information should be sent to Jan no later than June 15.

C. New Member Packet. Marvin explained the contents.

D. Directory. Marvin feels that the Directory should be a separate piece, that the By-laws, Covenants, ACC Policy, plus a sample request be in a handbook.

E. Parliamentarian. Marlan is working on securing a parliamentarian for the Annual Meeting.

F. Van Butzels. Have paid their taxes, but still have a lien against their property for unpaid assessments. There is a question as to whether this is accurate. Marlan will check with the attorney regarding the lien, to see if a release has been recorded.

G. Foundation. Investigation is still being done on the idea of Land Trust and Foundation.

H. CCIOA. Is still tabled.

I. Grader Insurance. Is taken care of through Reidman Insurance. Our attorney gave the opinion that the RLA, in our interest, should have the roads inspected. Graham said that the Reidman Insurance man has been authorized to do the inspection himself. He will come up and informally work with the Board. Graham moved, Jim seconded, to take the tabled motion about insurance inspection, from the table. Passed. Graham moved, Jim seconded to have the insurance man come for the road inspection. Passed.

Willows are growing close to the road along Black Creek, obscuring the view. Jim will ask the land owners to cut them before he has to cut them.

J. Employee/Laborer. Marlan said that Mr. Guiducci determined that Jim Boyd be considered an employee, since he is using Retreat equipment.

Discussion involved cost of treasurer business and time. Jim suggested that the Retreat offer to purchase the computer hardware or software for the treasurer's work. Marlan will look into this.

Graham moved, Irene seconded, to consider Jim Boyd and Rock Tallman as employees. Passed with Jim abstaining.

K. Evacuation Plan. Marlan is working with Steve Childs on an evacuation plan, short term and long term. Estes Park is getting E-911, starting in May, Jim reported. The suggestion of having a card "In Case of Fire" who to call, was made. Marlan and Graham will continue to work on this.

L. Open Space. Using the map, Graham pointed out two lots for sale that would be appropriate for open space, and appropriate for a community building/equipment storage/fire station. The one on Copperhill would cost \$17,500, the one on Streamside would cost \$15,000. Discussion involved what is needed - three bays for Retreat equipment, a bay for fire equipment, available water storage, heat, fuel tank, toilet facilities and such. Graham, Jim, and Dick Weinmeister were appointed as a committee to look into these issues.

M. Bulwark Assessment. Marlan read a letter dated March 18 from our attorney Ed Guiducci, to John Chilson, attorney for Ruth Maitland. Discussion involved our road crew doing Bulwark roads, raising assessments, and the RLA's relationship with Bulwark Assn. Graham moved, Irene seconded to contact the Bulwark Board, inviting them to a meeting. Passed. Marlan will write the invitation. It was suggested that this meeting be at 4:00 p.m. following the joint ACC/ RLA meeting, on April 24.

N. Fire Prevention. Receiving no response from the Forest Service, Janice will contact Wendell Amos of the EVIA regarding the Forest Survey regarding fire prevention in the Retreat.

The By-laws of the GHAVFD have to be completed before a Fire Tax District is established.

NEW BUSINESS

A. The Board signed a sympathy card for Ed Guiducci, for the death of his grandfather.



New Business, continued

B Those attending the CAI Conference will be Graham, Marlan, and possibly Ron Tate.  
C. By-law Revision. The membership should be notified of by-law changes or amendments thirty days in advance of the Annual Meeting. After discussion, Graham moved and Jim seconded, that the Board request that any amendment or change to the By-laws by the membership be written and sent to the Board forty-five days in advance of the July Newsletter. This is so the Board and the attorney can review the amendments. Jim moved, as a friendly amendment to place the date at June 1, 1993. Graham accepted the friendly amendment. The motion passed as amended.

LANDOWNER COMMENTS

Jim read a letter from Don and Jean Haden complaining about renters of the Clark residence (lot 23, Filing 3) who have several vehicles parked around on the road, some not working; a bright light burning at night, and practicing target shooting. Jim has been by this place and the renters have shown very little interest in the Retreat Covenants. Marlan will write a letter to the owner, with a copy to the renter. Another letter will be sent to Hadens to assure them of the Board's interest and action. Letters will also be sent to Lassens (also renters) who have a junky Subaru which is used as a playhouse by their children. Upon requests by the members of the Board Marlan will write a letter to Al Matlock regarding his vehicles and general mess.

A letter from Duke Sumonia to each of the Board members was acknowledged.

Janice reported that the ceiling of the old mine on Sue Mills' property has collapsed. Jan has seen children playing on the property, including a group of teen-agers who pulled up into the property in a car, and just fooled around. She is concerned that someone may be critically injured if they get into the mine. It was suggested that Sue have the opening dynamited to close it off. Jan will write a letter to Sue regarding this problem. Jim Boyd is concerned that gangs may be coming up to the Retreat to do "their thing".

Janice will check into the use of the Big Thompson Building for the 1993 Annual Meeting. This building is larger than the Glen Haven Community Building, and has good kitchen facilities as well as indoor toilets, and plenty of parking space.

Duke said that he was misquoted in the November minutes, and corrected "that those who have the election for the Fire District would pay the cost" to "I have been told that if you have an election, those who sign the petition that asks for the election may be responsible for the cost of the election if the election fails."

SURVEY

Marlan read the questions the Board wished to have on the survey to go to the membership. Janice will coalate the questions in preparation for inclusion in the next Newsletter. She will take care not to bias the questions.. Janice's efforts were applauded.

Marlan willwrite letters of appreciation to the GHAVFD for their help in fighting our recent fire.

NEXT MEETING: Saturday, April 24, 1993, at 3:00 p.m. at Boyd's with ACC, followed by a short meeting with Bulwark Ridge Board, followed by a potluck with spouses. Boyds will furnish burgers, everyone else bring a dish to pass (hot, cold, dessert).

NEXT REGULAR SCHEDULED BOARD MEETING: Saturday, May 22, 1993, 9:30 a.m. at Purrintons.

Respectfully submitted,



Carol Fulton, Recording Secretary



# RETREAT LANDOWNERS ASSOCIATION, INC.

## THE BOARD OF DIRECTORS MEETING

May 22, 1993

### PRESENT

Environmental Chair Mary Purrinton, Vice-President Graham Fowler, ACC Chair Steve Little, Board members Janice Tate, Dice McKnight, Jim Boyd, Treasurer Marylouise Widmair, Asst. Treasurer/Corresponding Secretary Marvin and Char Gee, and landowners Don Haden, Ed Cleary, Bea Behrens and Duke Sumonia.

Vice-President Graham Fowler opened the meeting and established a quorum.

### LANDOWNER COMMENTS

Graham read a letter to Marlan from Don Haden, dated May 14, 1993, regarding the activities of the renters on Clark's property (Filing 3, lot 23). No response was received from Mr. Clark to the letter sent in April to both owner and renter (see March 27, 1993 minutes). Don Haden said that there has been some action for the better by the renters, but that the dogs still run loose, and a motor home is parked on the road, as well as lots of traffic in and out of their driveway. The Board suggested that Don document all the times he calls the sheriffs office. It was also suggested that it is time for our attorney to look into this problem.

Ed Cleary, new RLA member, wanted the Board to know that his little dog is kept in during the daytime, and when he is home, the dog is under control. He felt the letter he had received was harsh. It appears that there was a misrepresentation - the dogs that were complained about were much larger dogs. The Board explained the reasons for the form letter, but felt that there should be better ways to let the members know of their violations.

### TREASURER' REPORT

Marylouise explained the treasurer's report as follows:

#### BALANCE SHEET

On May 22, 1993 cash balances total \$30,931.06 consisting of \$7,865.05 in checking and \$23,066.01 in the money market account.

#### INCOME STATEMENT

At May 16, 1993, year to date cash receipts total \$24,583.76 and cash disbursements total \$7,097.93 for an excess of receipts over disbursements of \$17,485.83.

#### STATEMENT OF CHANGES IN EQUITY ACCOUNTS

\$72.78 of the 1992 net income remained after equipment purchases. It is suggested that this amount be transferred to the General Contingency Fund.

In the discussion, it was noted that the legal budget is getting low. Janice moved seconded by Jim, to transfer the change in equity account to the general contingency fund. Passed. Discussion revolved around transfer fees. The Board wants to be certain that the Estes Park realtors know that there is a transfer fee. Jim feels that the bills for the machinery manuals should come from the equipment fund. Jim moved, Janice seconded to accept the treasurer's report. Passed.

### ROADS

Jim reported that he, Dice and Dick Weinmeister have set the priorities for road work this summer. Road base will be put on ElkrIDGE Drive up from the Firehouse, and on Streamside Drive, down from Bicknells to Weinmeisters. Work day is Wednesday, May 28. He asked for helpers to rake and get rocks out of the way. Discussion involved using recycled asphalt or limestone aggregate on some of the curves, later, after the roads are prepared. There was concern about the several piles of dirt, and using them

Roads, continued

as fill dirt in the area of the very sharp curves on Miller Fork Road. Dale Alps' method of cutting driveways was discussed. Jim asked that the ACC policy contain the requirement that the culverts be put in when driveway is built, or before construction begins, if the driveway is already in. He feels we need to demand that Dale ask one person to inspect the driveway, and that it should come from the Road Committee. The Board concurred.

Duke asked the Road Committee to correct the runoff of Elkridge Drive onto Dunraven and to work with the County on Dunraven. Jim's understanding is that the County has asked the Retreat not to touch Dunraven. He will talk to Mr. Bruinmeir, clarifying the issue, then send a letter to the appropriate people. Duke complained about the several driveways on Dunraven that don't drain properly, and asked that letters be sent to the owners. Marvin asked that in the letter to the County, Jim refer to the Retreat helping them get Duncan's electric fence off the road.

ACC

Steve reported that the policy statement has been sent to members of the ACC, but not enough replies have been received to finalize the document. Application for a storage shed from Littles has been received but not yet approved. Bob Clark's driveway and house have been approved. Steve said possible problems are the outhouse at Rivers' on Streamside, the dish at Hutchins' placed without permission (the location not the best as far as the Retreat is concerned), Chiodo's culvert to be placed in the driveway, and Nelson's trailer not removed, on Elkridge Drive. Steve will help Mr. Cleary work out the best site for his dish.

Discussion involved the policy statement. There will be a joint meeting of the ACC and Board as a workshop to revise the ACC document, to be approved at the July Board meeting and presented at the Annual Meeting. This will be at 4:30 p.m. at Widmairs on June 26. Marylouise will obtain the food.

There was discussion about helping some people remove their trailers, who pays for storage, and whether to revise the whole issue of what to do about trailers.

Janice moved, Dice seconded, to have Marvin rewrite the letter advising of violations, with a follow-up letter, making it more official, and attaching a form regarding the specific problem. The motion passed.

Graham said that Marlan is concerned that there isn't communication or verification of problems, and whether they are solved. Graham suggested a system to use before a complaint is acted upon: take pictures, then send the letter, and when the problem is corrected, take more pictures for verification. Marylouise moved, Dice seconded, to purchase a good Poloroid camera, not to exceed \$100. Janice will buy 35 mm and poloroid film. The motion passed.

Steve will call an ACC meeting to discuss Ellis' request for variance. He noted that Mr. Ellis has the extension until July 31. The Board will make the final decision after the meeting.

Steve asked to resign as chair of the ACC, as he does not have the time to do the job as he feels it should be done. He will remain on the ACC for continuity. He asked that the Board choose the new chairman from the committee, suggesting that it be someone capable of getting along with the Board, and who has knowledge of the Retreat, lives in the Retreat and can keep records. Steve will check with ACC members to see if anyone would take over the position.

ENVIRONMENTAL

Mary asked Janice to explain about the beavers. Three beavers were trapped, two were huge, and one smaller. So far five have been taken out in the past years. Scott, the trapper, has set second traps; if no beaver are in them in the next week-end, he will assume they are all caught. However, Janice and others along the stream will watch for evidence of any beavers, and contact Scott if there are any, in August. Scott is a licensed trapper, very knowledgeable, and charges \$25 per beaver plus expenses.



Environmental, continued

Jan read a letter form the Forest Service about the wildfire survey. The cost would be \$350. EVIA could not help in the cost. Graham read a letter from the GHA regarding the Fire Survey, asking for a joint meeting with RLA/GHAVFD/GHA to get direction at a June 12 meeting. Janice will talk with Mr. Wyatt, president of GHA. After discussion Marylouise moved, seconded by Dice, to table the survey study until the Retreat has the money, and to invite Mr. Hughes (the author of the letter to Jan) to present his plan on June 12. Passed.

Jan passed out a document defining what a Land Trust is, and proposed that the Board appoint a person to pursue the idea. Graham will continue with this, and try to have it ready for the June 26th meeting.

Mary reported that she had driven and walked the entire Retreat area. She reminded the Board that the "Enemy is us", and to watch our growth. She will have an informative bulletin board for the Annual Meeting, and explained some of the things she intends to tell the membership, regarding feeding stations. Jim will get Sgt. Steve Lindemann to speak at the Annual Meeting, regarding dogs, private roads, etc.

It was noted that there are more and more sight-see-ers who leave debris around. It is felt that we need more signs printed for RLA members to put on outsider's cars.

FIRE SAFETY

Janice mentioned that the GHAVFD donation letter resulted in \$3,360.

The Dry Hydrant will be installed on June 12 at Lindsay's pond.

Fire Days planning will be done on Sunday May 23 at 5:30 p.m. at the Community Building. Janice asked for volunteers - they need lots of help. Fire Days is June 26.

There was one fire call in the last month; a lightning strike in the forest. The volunteers had to hike in about a mile, and had the fire out in about an hour.

ASSOCIATION MEMBERSHIP

Marvin reported that five members have not paid their assessments, and because it has been long enough, read their names: Tom Halstrom, Ruth Maitland, Al Matlock, Rick Russell, Lawrence Schnell. He recommended that the Board file liens. Marylouise moved, seconded by Janice, to file liens on these five people. Passed.

Marvin reported that there is no change in the evaluation notice on Retreat common land; a need for more envelopes and to order enough for the treasurer to use as well; the Newsletter bulk mail permit had not been paid, suggests that \$25 be sent to GHAVFD to pay for the RLA part of the bulk mail rate; he is giving some consideration to running for the Board, if he decides to do so would resign as Corresponding Secretary/Assistant Treasurer. The Gees would continue with the Newsletter. Marvin feels the time is not too far away for a paid general manager, and for a Retreat computer. He will get the Retreat Map in order for the Annual Meeting, adding the renters. He said that the supply of car window decals is low, and asked for authorization to have Jerry Spencer make a logo for all window decals, stationery, and Newsletter. The Board concurred.

Graham read a letter form Carol resigning the position of recording secretary to be effective after the 1993 Annual Meeting. She has served nine years. Suggested names as replacement were Charlene McKnight and Joan Weinmeister. Janice will ask Joan, as Dice said he was certain Charlene would not want to be recording secretary.

VICE-PRESIDENT'S REPORT

Graham said it has been a difficult month with the several prospects of resignation. He said that perhaps we need to evaluate ourselves and systems, and our focus. Discussion brought out the idea that everything seems to be coming at the Board at one time, that there are health problems, the impact of more and more people coming into the area, which brings more problems, the signs of the times, that this is not the time to back off from our responsibilities, that a general manager could be a way of helping reduce a lot of the frustrations felt by the RLA Board.

OLD BUSINESS

A. A Parliamentarian has been hired for the Annual Meeting. Marlan and Graham will meet with him before the meeting, providing a copy of our By-laws. Graham explained that if there is a dispute between RRO and the By-laws, that the By-laws take precedence. The cost will be \$100 plus mileage from Boulder.

B. OHV Graham said no decision has been made by the Forest Service as yet.

C. Signs Update Janice suggested that a smaller sign be made, which will attach to the bottom of the existing signs, and which will say "Owners and Guests only". Discussion revolved around the white on signs for readability, and the problems involved. Marylouise will take a sign to see what can be done. Mary Purrinton, the Tates, and others offered to help do the signs once the problem is solved. Ron Bachali is checking on how much it will cost to build a new Front Entrance sign.

D. Disaster List - will be tabled until after the June 12 meeting. The idea of a Calling Tree in case of emergency, will be suggested to the membership at the Annual Meeting, as there are a few who do not wish their phone numbers publicized. Mary P. is willing to help set up a calling tree.

E. Employees - Jim and Rock are considered employees of the Retreat, therefore their checks should include income tax and all the deductions. Marylouise will check with her husband on the procedure.

F. Survey Questions - Janice passed out the survey document which will go out with the next Newsletter. The response will be reported on at the Annual Meeting. Mary will write a question on environmental concerns to be included, Graham will write a question regarding open space, and one on how members might like to help in the Retreat.

G. New owners of Little's old house - There are four to five cars around, a big RV with someone living in it, very fast drivers, and a general mess around the place. Marlan will send a letter to these people, but not have it as abrasive as the form letter.

NEW BUSINESS

A. Annual Meeting

The Board will meet at 6:30 - 9:30 p.m. at Tates on Friday evening, July 30. The food will be pizza.

Jim stressed that it is critical that we have a social meal-event before the meeting, making it a positive experience. Janice has reserved the Glen Haven Community Building for July 30 and 31. Mary P. will get two outhouses. There will be a potluck lunch at 11:00 - 1:00 with the meeting to follow. Discussion suggested that the tables be left up while the meeting was in session, with "munchies" on the tables. Mary and Jim will get the shaved ham and turkey, buns, checked paper table cloths, hard candy, peanuts, munchies cold drinks. The funds will come from the monies budgeted. Carol will bring coffee, hot tea and cream and sugar. The membership will be asked to bring salads, desserts, cheese, potato chips, veggie relish plates, fruits, and their own table service. Carol will also bring garbage bags.

All Board members are asked to bring ideas of ice-breakers to the June 26th meeting.

The Guest Speaker will be the Sergeant previously mentioned. The agenda will basically follow previous years. Time limits will be set and adhered to. It is hoped that either our attorney or the parliamentarian will have a timer.

B. By-laws

Janice brought the suggestion to change all "Roberts Rules of Order" to "Parliamentary Procedure" in the By-laws. Marvin urged that the Board order the booklet "Lay Person's Guide to Parliamentary Procedure" from Scripto Graphic. Janice passed out copies of a letter written to her by Duke, dated May 6, which listed several of his concerns. There was discussion about clarifying proxy holders. Marvin asked that that Board get a narrative description of the interpretation of the By-laws regarding proxies from our attorney, so the Board can make a final decision on June 26. Duke's letter will be discussed with the attorney by Marlan and Graham.

LANDOWNER COMMENTS

Because of Duke's letter, there was lengthy discussion regarding the RLA members who are not in good standing. A notice will be put in the Newsletter to the effect that those who have received letters regarding their violations, and have not corrected or responded to them by the Annual Meeting will be considered members not in good standing, and will not be allowed to vote. This will apply to the five who have not paid their assessments as well. The Board will review the list at the July Board meeting before the Annual Meeting.

Graham read a letter dated May 14, 1993 from Duke to Marlan, and Marlan's response. For the record, there were 33 attending the Fireside Chat, and 73 attending the potluck, a concern of Duke's. Graham responded to the two letters, and the situation - Duke responded - it went on at length.

Jim said that we must realize that there are mistakes made, that the By-laws are a working document. Jim moved, Dice seconded, that the discussion with Duke be closed until after the meeting, and opened up to other landowners who wished to make comments. Passed.

Bea Behrens expressed concern about the renters at Clark's place. She said that her family were threatened by the renter's teen-agers shooting BB guns at the children's feet. They also menaced them by one of the teens on a motorcycle. The Board encouraged her to call the sheriff when those kinds of violations occur, and to record all calls, write down action taken, concur with Hadens, so there would be double documentation.

At the end of the meeting Duke submitted a paper for the minutes which involves his concerns in the letters which were read. It is on file with the recording secretary.

Next special meeting with ACC, 4:30 p.m. at Widmairs on June 26.

Next regular Board Meeting Friday, July 30, at 6:30 at Tates.

Respectfully submitted,

  
Carol Fulton, Recording Secretary





# **RETREAT LANDOWNERS ASSOCIATION, INC.**

## THE BOARD OF DIRECTORS MEETING

June 26, 1993

### PRESENT

Marlan McMahan, Marylouise Widmair, Jim Boyd, Dice McKnight, Graham Fowler, Janice Tate, Irene Little, Steve Little, Marvin Gee, landowner Duke Sumonia, and Marcille Trahan, Bulwark Assn. Secretary/Treasurer.

### ANNUAL MEETING

The Board meeting was opened by President Marlan McMahan, who presented the agenda for the Annual Meeting. He noted that proxies do not apply for the quorum, therefore forty members in good standing would have to be in attendance. He explained the standing rules for the meeting: lengthy or complicated motions shall be submitted in writing; a limit of three minutes per membership to speak in a debate; a person may only speak once, if someone else wants to speak to the same issue, but may have a second chance if noone else does wish to speak; no non-members may speak to the debate, but a legal representative could be granted the privilege to speak for facts, rather than an opinion; Roberts Rules of Order governs, two-thirds majority passes on questions on the floor, but if there is a discrepancy between RRO and the By-laws, the By-laws take precedence; the membership will be asked to adopt these rules before the meeting begins. Minutes of the July 25, 1992 Annual Meeting are deleted from the agenda. The treasurer's report will be presented at the beginning of the meeting. Any issue brought up by a landowner in the Landowner Comments will be addressed during New Business. By-law changes will also be addressed during New Business. The changes should be submitted to Marvin to put in the Newsletter so proxies can vote. Only members present will be allowed to vote for issues brought up on the floor. Any major changes or additions from the floor, which would change the concept of the By-law, will be voted on by members present.

Steve Childs and Tom Housewright from GHAVFD have been asked to speak about the department, and the sheriff on duty will speak to issues concerning wildlife, dogs, and County rules. The Board will suspend the business at hand for his report, so that he can make it, and then depart, as he is on duty.

Old Business or recommendations will come at the time of each report, such as open space will be reported during the Environmental Report.

### LAND TRUST

To have a land trust, the Retreat would need to establish a separate corporation that would be tax sheltered or tax deductible, used for a charitable use, such as letting the Scouts, or a church group camp on it once a year. After Graham read a letter from Michael Grotz, K.G. Consultants, Inc., the Board decided to wait to see what the membership feels before pursuing the idea any further.

### ACC DOCUMENT REVISION

All changes suggested by the Board at the last meeting were incorporated, except the definition of trailers. There were also additions under culverts (run-off direction) spelled out definition of "complete form", type of sidings, and use of trailers during construction. After further discussion, Graham moved, Jim seconded, to accept the ACC policy as revised. Passed. There will be copies available at the Annual Meeting. Variance requests will be discussed by the ACC, then passed to the Board for action. In discussion of variance procedure, the Board considered Duke's ideas of variance, and tabled them until the next Board meeting for any action. Graham suggested that the Board consider a promisory note which the person building a house would sign, such as the

ACC Document, continued

"driveways should be done within 30 days, otherwise the RIA will cash in the promisory note, put the culvert in, and if not paid by the owner, there will be a lien." The reasoning behind the idea was to make certain that work is done as promised.

In other ACC business, it was noted that the Retreat should also live up to the policies set forth. Attention has been called to the roads not being reseeded. There was discussion regarding Robb's driveway, Dale Alps' doing driveways, any driveways that wash into the road, Nelson's trailer still there, Reece's trailer moved, and Lassen's car still there. Marlan will keep track of Nelson and Lassen. Cunningham has a well in, will soon start building a garage, and Paul Clement will be excavating soon.

WILDFIRE PREVENTION

Janice introduced Wendell Amos from EVIA, who invited the Board to a symposium on soil conservation in the Estes Valley, on August 18 at 9:00 a.m. at the Estes Park library. He said that members of the Army Corps of Engineers, Forest Service, Park Service, Big Thompson Soil Conservation Service, Dept. of Agriculture and EPA will be there.

A new organization - Colorado Front Range Fire Fighters Protective Assn. - has been formed. Mr. Amos named the several organizations involved - all firefighters - and how they plan for fire fighting. He noted that this group is very cognizant of fire danger along the Front Range. He said that there are caches of equipment in Fort Collins, Loveland, and Estes Park for fighting fires. The purpose of the organization is to work together. Mr. Amos recommends very strongly that the Retreat enter into the surveys and procedures involved in fire prevention.

Janice also introduced Mike Hughes from CSU who explained what our \$350 would buy: First would be a general inspection, checking access, water sources, terrain, the general timber type, and trees per acre. Second, he would look at the entire subdivision, deeming which area is most hazzardous, then survey the density, species and diameter. Third, he would identify the area that is high priority in hazzard. If there is no house in that area, he would go on to the next area, would encourage people in the high priority places to look over their land. As part of his general survey, he would let the Retreat know of other problem areas such as mistletoe, from a forest health point of view, water sources, where erosion is caused, and other miscellaneous things that would help in the overall health of the Retreat. He is willing to talk to single memberships on their lots - 1/2 hour no charge, but \$20 per hour, not including travel, to mark an area, check the house, driveway, road system which address only the fire safety aspect. He can be contacted privately to look at a single membership place, and is willing to come. He is tied up until October, so the survey would have to wait until then. Graham moved, Dice seconded, that \$350 be spent for the Forest Service Survey. Passed. Mary Purrinton will be asked to tell the membership of this decision in her Environmental report at the Annual Meeting. Each Board member received a copy of the CSU Forest Service publication "Wildfire Protection

SIGNS

It was decided that signs saying "Owners and Guests Only" should be purchased. Dice moved, seconded by Jim, to spend \$144 building twelve signs with this wording, using yellow paint for the wording. Passed. Graham will also have a sign made to replace the sign missing at Miller Fork/Elkridge Drive intersection.

Janice showed a prototype of a sign for the entrance. She read a bid from Ron Bachali. The sign would be made of redwood, would be the same size, with much the same wording, and the Retreat Logo. Jim asked that the words "owners and guests only" be included. All Board members concurred. The sign would take about three weeks to make and cost \$450. Janice moved, Irene seconded, to have a new front entrance sign, using the addition of "owners and guests only", and to pay any extra costs. Passed. There was discussion about a second sign at the back entrance. No action taken.

OHV

Graham has checked with the Forest Service regarding maps that some OHV people said they had. The Forest Service assured him that no maps have been made, and they have closed ALL trails in the 3-A area to motorized vehicles. He suggested that we all write down



OHV, continued

the plate numbers of those who violate the rules. Forest Service will put up signs at both ends of the trails saying "This trail is closed to motorized vehicles".

TROUT STOCKING

Discussion involved the fact that lots of people don't want a trout stocking, as it brings in too many outsiders. Jim moved, Janice seconded, to wait until the results of the survey are in before making a decision. Passed.

ROADS

Jim and Dice said that nine loads of road base had been put down on Streamside. The backhoe's hydraulic line broke right after its use in building the dry hydrant. The grader is working all right, except the blade broke right in the middle. Dice can obtain a better one. There was discussion about road base in Little Valley that makes roads very hard. Jim will report on what the County does, and has done, at the next Board meeting.

EMPLOYEE

Janice and Marylouise explained all the procedures for employee deductions.

BULWARK RIDGE ASSN.

Marcille Trahan, Secretary-Treasurer of Bulwark Assn. explained that there are six members in Bulwark Assn., owning 245 acres all told, and that at their August meeting they will be initiating a discussion of joining the Retreat Landowners Assn. She asked for the procedure in joining the Retreat. A letter to the RLA was suggested, but it was noted that Bulwark is already joined with the Retreat, and they are already voting members of the RLA. (Article II, section 8). In discussion regarding outsiders, the RLA Board encouraged the Bulwark members to padlock their gate.

NOMINATING COMMITTEE

Janice reported that Bill Widmair has chosen not to run for the Board. However, Bill Lovejoy, a new member of the Retreat has said he would be willing to do so. He is a writer, working on a book, has been on a homebuilders' association, and was also on the ACC of that association. Marlan will run again. Both have resumes for the Newsletter. It was noted that proxies cannot be used to vote for anyone nominated from the floor. This will be specifically spelled out in the Newsletter.

FIRE REPORT

Janice said the dry hydrant is installed. Fire Days is July 3rd, the department needs help as cooks, someone to run the bake sale. So far donations have reached \$6,000. Jim said that there are two vehicles the GHAVFD would like to get - a 4WD rescue equipment truck (for which they'd sell the old one) and a big tanker truck which would carry 1,500 gallons, and which would climb nearly any incline in any place. He added that the department is very interested in having a bay in our equipment building when the RLA builds it.

Marlan reported on the GHAVFD meeting which he attended on June 12. He has committed the Retreat to the same \$500 we have been giving. There seems to be confusion as to whether there would be a fire district.

ENVIRONMENTAL

Janice reported that the total beavers trapped was six. It appears that all were taken. We are to let the trapper know if there is evidence of any more.

BY-LAW CHANGES

Marlan explained the changes in the By-laws which are to be presented in the Newsletter. There was lengthy discussion on Article II, section 9 regarding members in good standing, and whether those in violation have a specific date to fix the violation. The ultimate decision was to leave the wording as is, crossing out "in full". It was noted that as soon as a tracking system is in place, it will be easier to know who are



BY-LAW CHANGES, continued

not in good standing. Article III, Section 4, cross out "in person and/or proxy". Article III, Section 7 change RRO to "commonly accepted parliamentary procedure". Article IV, Section 4, cross out "he/she may render" and put in "compensation performed as director of the association." Article V, Section 1 was discussed at great length but the concensus of the Board was to leave it as is. Article VI, Section 4 use "governed by commonly accepted parliamentary procedure". Article IX, Section 8, a, change all RRO to "commonly accepted parliamentary procedure" (and also in Section 8, b), cross out "shall sign etc." and insert "and shall be authorized to sign promisory notes and checks in the event the treasurer is unable to perform his/her duties". Under d, change the word "compilation" to "financial".

ASSOCIATION BUSINESS

\* Marvin presented the survey as written. He will ask the membership to send them back in time to be tabulated for the Annual Meeting. Marvin shared the letter he had been asked to write regarding violations, and asked to have it decided upon at the next Board meeting. The Board concurred. Janice will develop a tracking system to check on the violations.

\* The Board meeting will be at 6:00 p.m. Friday July 30 at Tates' home. The first hour will be a business meeting open to the membership, followed by a social time for Board members and families only.

\* Joan Weinmeister has accepted the job as the new recording secretary. She has been secretary to the President of UNC in Greeley.

\* Marlan will see to it that the new proxy form gets to Mr. Gudducci before the Annual Meeting.

\* Irene asked that the Board thank Marylouise, Steve and Carol for their work on and for the Board and Retreat in general. The Board concurred.

\* The Board decided to forget the problem of the gorilla, remembering that statuary should be close to the house, rather than down by the road.

\* I-Beams are still at Ellis' place; Marlan has sent a letter regarding them, and the piles of dirt, which the RLA may use as road base.

\* The Rowes who have bought Little's old house have cleaned up their act.

\* Marlan will have a list of the members who are not in good standing for the July Board meeting.

\* There is concern over the discharging of firearms, handguns, the safety of doing so, and the ricocheting bullets, at Hughes' home, and at Bill Morris' home.

\* The Little's new phone number is 586-9051.

LANDOWNER COMMENTS

There were no landowner comments, but Duke has written letters to the Board members. Duke also said an acquaintance in Pinewood Springs says the County does the roads.

Next Board Meeting: Friday, July 30, 1993, 6:00 p.m. at Tates.

Respectfully submitted,

*Carol Fulton*

Carol Fulton, Recording Secretary



# RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING  
July 30, 1993

PRESENT All Board Members were present. Also in attendance were ACC Chair Steve Little, Corresponding Secretary/Asst. Treas. Marvin Gee, Road Chairman Dick Weinmeister, Environmental Chair Mary Purinton, landowners Julie Fowler, Charlene McKnight, Tom Fulton, Bill Widmair, Maurice Ward, Ron Tate, Ardene Boyd, Bill Lovejoy, Sandy and Rick Stolte, Jerry Spencer and Duke Sumonia.

Vice-President Graham Fowler opened the meeting while waiting for President Marlan McMahan to arrive.

## ROADS

Dick Weinmeister reported that both pieces of equipment have been repaired, and the oil and filters have been changed. The committee has graded all of Bulwark Ridge Road and found and excavated the buried culverts. They have put 360 tons of road material on Elkridge Drive, some on Streamside and Black Creek. The intersection of Elkridge Drive and Dunraven Glade has been worked on to channel the run-off. Dick said that since most of the budget has been spent, the committee will wait until September for more moisture at which time they will determine how much more material they can afford. All roads are passable at this time. There are plans to put road material on the curves on Bulwark Ridge that they worked over, and some on spots on Copperhill Road.

Jim Boyd thanked Dice and Dick for their work on the roads; Dick thanked Dennis Bicknell and Ron Tate for their help as volunteers. He said that often as he and Dice work on the roads, people driving by would stop and help them.

Graham thanked Marylouise for painting all the signs so they are readable. The additions planned have been ordered. They will say "Owners and Guests Only". It seems that some people who come into the Retreat are confused as to where the forest begins and private property ends. There was discussion about putting signs up and down Miller Fork trail saying "Private Property - No Camping" about every quarter mile. It was noted that all the fire rings from last summer had been destroyed in the spring, but that there are five fire rings so far this summer. Graham moved, Dice seconded, to purchase six additional signs that say "Private Property, No Camping, Please Stay on Trail". Passed. Graham will talk with the Forest Service regarding their making a sign showing where the boundary is. It was suggested that the last Retreat sign indicate that it is the end of the private land.

There was discussion about moving boulders at the Miller Fork trailhead, and whether they would obstruct fire equipment if a fire should occur.

Jim has had no luck in talking to the County about the materials used on the road between Dry Gulch and Devils Gulch roads. Mary Purinton said that she found out last year that the material in that road is killing the Ponderosa trees along its sides. Jim will check further to find out what is hazzardous and what is not, to the trees.

## TREASURER'S REPORT

Bill Widmair reported for Marylouise, who passed out the CPA report to the Directors. He explained that at July 26, 1993 total receipts are \$25,140.95 and total disbursements are \$10,169.78 for an excess of cash receipts over disbursements of \$14,971.17. Cash balances at July 26, 1993 are checking - \$5,254.75 and money market - \$23,161.65 for total cash of \$28,416.40. This \$28,416.40 includes reserve accounts.

There was discussion about Jim and Rock being considered employees. Jim's concern is that if Rock or he would be running the equipment, and a boulder should be loosened and smash into someone's house, that the liability be on the employer's insurance rather than private contractor insurance. Marlan said that according to our attorney, Jim and

Treasurer's Report, continued

Rock are considered employees. Graham will check with the insurance company regarding the liability covering both the volunteers (Dick and Dice) as well as Jim and Rock as employees. There was discussion again about Jim and Rock being independent contractors as opposed to employees. After more research is done, it will be discussed and settled at a later date. Bill Widmair offered to help the new treasurer. Marlan thanked Bill for the good presentations they have made these last three years.

ACC

Steve Little passed out the ACC policy statement which he said Dennis Bicknell had helped to prepare. He will have copies available at the Annual Meeting. He noted that it has been approved by both the ACC and the Board of Directors.

There are seven cabins under construction, making one hundred cabins in the Retreat. He encouraged the Board to work hard to secure a new ACC chairman.

Duke, as an ACC member reminded the Board that the policy would not be in effect immediately in some areas, but others would be. Marlan said that even though the Board adopted the policy at the last meeting, it would enforce with care. The idea was to head off problems before they happened, and use the policy as guidelines. There was discussion regarding the effective date, that it was voted that the document would go into effect after the Annual Meeting, July 31, 1993. Discussion brought out that variances could be granted, but that the ACC could only recommend, and the Board would make the decision. Common sense is the key word.

ENVIRONMENTAL

Mary Purinton explained what she will present at the Annual Meeting - the beaver story, Canada thistle, health of the Retreat, and Graham will present the findings of open space. Mary will have brochures and various visuals for the membership.

Open Space - Graham talked to the Forest Service about the Forest Service's 40-acre square in the middle of the Retreat. He said they are willing to sell that square in exchange for a piece of land of equal value. The Forest Service has several parcels of land that they would like to buy, and would even help the RIA buy one. A letter of procedure has been sent to Graham, but he has not received it as yet. At \$400 an acre, the cost of the exchange would be \$32,000. Forest Service would help in the appraisal of other parcels of land. Questioned as to why the Retreat would want this 40-acre square Graham explained that the Forest Service could do anything it wants with that land - sell it to a developer or whatever. If the Retreat were to own it, it would stay as open space with a nice meadow on it. The tax bill would be increased very little. Seventy-five people responded to the survey, 58% favoring open space, and 53% favoring an additional assessment to purchase open space. Marlan asked Graham and Mary to continue to look into the benefits for the Retreat in this matter. Graham noted that the RIA and Forest Service have a good relationship because of our support and concern about the OHV trail situation.

OHV - The Forest Service has closed all the 3-A trails to motorized vehicles - which are Miller Fork trail, Bulwark Ridge Trail, Indian Trail, the Donner Pass trail up to the pass, and Signal Mountain trail. Signs will be put up eventually. There are still a few trails the Forest Service is making a decision on, and the final decision should be in a month. A "Lamathon" was requested of the Forest Service, in which 30 teams would use Donner Pass and the Retreat. The Forest Service did not approve the request, and the Retreat Board vetoed the idea when polled. Marvin has written a letter to explain the Retreat's position.

FIRE SAFETY

Janice explained that she will give her report at the Annual Meeting.

ASSOCIATION BUSINESS

Marvin reported that eighteen proxies have been turned in. He explained that he will prepare cards indicating how many proxies people have been given, in order to expe-



Association Business, continued  
dite the voting procedure at the Annual Meeting.

PRESIDENT'S REPORT

Marlan explained how he intends to run the Annual Meeting. There is a correction in the June 26, 1993 minutes under Annual Meeting on the first page. "Any issue brought up by landowner" should read "any issues brought up by landowners will be addressed in Landowner Comments". Also, on page 4, under Association Business, it should read "Marlan will have a list of those who are still in violation of the Covenants", rather than "not in good standing". In the Newsletter insert, there was an error in the numbering of Duke's amendments - Article V, section 2, rather than Article IV. In other suggested changes, Article IX section a - "needs to sign check in case treasurer is ill" Marlan will present this change to the membership.

It was noted that the Board has the prerogative to move the agenda in any way they wish at the Annual Meeting. Several letters have been received regarding using Roberts Rules of Order as opposed to "Parliamentary Procedure" in the By-laws. (See June 26, 1993 minutes).

OLD BUSINESS

- A. Janice will explain the results of the survey to the membership at the Annual Meeting.
- B. Duke's approach to variance, tabled at the last meeting, was discussed. The Board feels that if a procedure for variance is published, it would encourage the membership to do so, rather than staying with the guidelines and Covenants. Irene moved, Janice seconded that the method of getting variances not be published. There was discussion regarding the fact that people do need to know the method, having the procedure available to the membership, should people need a variance. After more discussion, Graham asked that as a friendly amendment, that we don't necessarily publish the method, but move toward adopting a policy statement toward the method, and it be discussed and finalized at the next Board meeting in September. Janice read a note about notifying neighbors when a variance is requested. Board members agreed that it is an important idea. The motion passed with the friendly amendment.
- C. Marcile Trahan from bulwark Ridge Assn. will present some information to the membership at the Annual Meeting. The gate to Bulwark, at Gilmores, is now locked with keys given to a few people. She is negotiating with the Bulwark Association six members to join the Retreat.
- D. Covenant Violations - There was discussion of the violations and the eligibility to vote. Five people have not paid their assessments. Marvin suggested that the Board state at the beginning of the Annual Meeting, that those who have not paid their assessments are members not in good standing. After discussion about "not in good standing" being nebulous, and notification of those members considered not in good standing, Dice moved, seconded by Irene, that the Board go by last year's meeting - that those who haven't paid their assessments will be considered not in good standing this year. There was discussion about the suspension of By-laws, determination of others who are in violation for other reasons, and how far the Board should go. The motion passed with Graham and Janice dissenting.

Marvin's letter will be tabled until the September meeting.

NEW BUSINESS

There is a report of a rattlesnake killed at the intersection of Elkridge Drive and Miller Fork Road.

LANDOWNER COMMENTS

Maurice Ward distributed copies of a paper regarding her thoughts on the By-law changes, and explained she would have copies for the members at the Annual Meeting. She thanked the Board for its leadership, and appreciates the opportunity to present her ideas. Jerry Spencer, agreeing with Maurice's position on her paper, asked the Board to withdraw the idea of Parliamentary procedure. There was discussion regarding an impartial parliamentarian, Maurice's training in RRO, her experience as a parliamentarian, and her sug-

Landowner Comments, continued

gestion that there be a parliamentarian for Board meetings as well as the Annual Meeting. Jerry asked if it is possible, could the membership vote to accept or not accept a question's resolution. There was discussion regarding proxies, and noted that at the 1993 Annual Meeting proxies can vote on the issues already publicized, but not on the issues coming from the floor. More discussion involved the By-laws taking precedence over RRO, Jerry expressing the idea that the By-laws are not legal because of the method of voting last year. Marvin, in a spirit of good will, said that he can't believe how short our memories are - that since the last annual meeting, RRO has been used to beat the Board over the head at least monthly if not more frequently. He agrees that the RRO are good guidelines but feels they have been misused, and reminded everyone attending of the context in which this discussion was being held. Maurice asked that the By-laws be able to stand the challenge and test of law. Graham answered that the Board believes that the By-laws adopted last year do meet that challenge. If the Board were to be sued based on actions taken based on our by-laws, the Insurance Company has lawyers who would jump in and help, and the cost to the Board for errors or omissions it may make, would be covered by the Insurance. Jim added that the Board is not trying to sneak around and do things behind the members' backs, that the Board has a genuine concern for the people of the Retreat as well as the land, and is trying to have a document that will help the Board deal with running the Retreat with ease. Marlan said that the Board is trying not to get caught up in a morass of details, as that hinders the process, that what the Board is looking for is a document that works for everyone, to accomplish things that everyone can enjoy, and not fight with each other. Janice noted that on the survey, many people commented "Let's get on with it - we're sick of it". Rick Stolte remarked that more people know of RRO, and encouraged the Board to retain the use of RRO. He also said that the "Trails End" sign obstructs the view as one looks left, exiting the Retreat, and asked if something could be done. Graham knows the Cheley Camp people, and will call them.

Charlene would like to see the Retreat, once the Annual Meeting is over and things have been voted on, to drop the disgruntled feelings, don't bring up last year's meeting for a whole year as has been done, and unite behind the Board. She said if the vote doesn't go the way you want, so what? The majority voted, and accept the result. She asked to stop the back-biting, sending letters about things that happened last year. She encouraged everyone to start with a fresh year after the Annual Meeting to see what we can do for the Retreat, not what the Retreat will do for us. (This was applauded.) Jim asked that we make the luncheon one of good fellowship, getting to know and enjoy each other, and not go around plotting. Maurice said it is up to all of us to work together in conflict resolution. Graham said that the By-laws were brought up to today's legal standards to keep the Retreat like it is, and he has seen no member who wants the Retreat to be other than the preserve it is. He said the By-laws were not made for any one person's gain, but for every Retreat member, so that they can preserve what we have, in Court if necessary. He reminded everyone that we are bombarded by so many outside problems - beaver, pine beetle, OHV, the lamas, trespassers, poachers, and that we do have to unite to fight those problems. He said hours are spent on the phone dealing with these problems, the Forest Service, ACC issues, going to meetings, handling complaints, environmental problems, putting together lists of the projects that are for the Retreat. It is all for the preservation of the Retreat. He said that a saw mill was asked to relocate out of the Retreat, a gunsmith was not allowed to bring his business in, and other businesses have tried to come in. He reiterated that the By-laws and Covenants have helped prohibit them, and that the Board has successfully met every one of the challenges, and have not been sued. The Board has sued, and has won in Court. Jerry said he felt that everyone has a particular agenda, and said he is at the meeting to learn. His big concern is dissention, and asked everyone to look behind the motives. Sandy Stolte said that she enjoyed and loved the winter social. Bill Lovejoy said that he has always used RRO in his various positions, and strongly supports sticking with them rather than using Parliamentary Procedure. Duke said his main question was whether Marlan would have the members vote on the procedure to be outlined at the beginning of the meeting, and suggested

Landowner Comments, continued

that the members be allowed to vote one item at a time.

After the Annual Meeting, the new Board met and re-elected Marlan as President, Graham as Vice-President, and Bill Lovejoy as Treasurer. John Manchester has offered to be the ACC Chairman.

Next Board meeting will be September 25, 1993 at Dice McKnight's place at 9:30 a.m.

Respectfully submitted,



Carol Fulton, Recording Secretary (retired)





## RETREAT LANDOWNERS ASSOCIATION, INC.

### THE BOARD OF DIRECTORS MEETING

September 25, 1993

PRESENT: Marlan McMahan, President; Graham Fowler, Vice President; William Lovejoy, Treasurer; Board Members James Boyd, Dice McKnight, Janice Tate; Committee Chairs John Manchester, Architectural Control, Dick Weinmeister, Road Maintenance; Assistant Treasurer, Marvin Gee, and Recording Secretary, Joanne Weinmeister.

OTHERS PRESENT: Landowners Ardene Boyd, Steve Little, Duke Sumonia.

CALL TO ORDER: The meeting, held at the home of Jim Boyd, was called to order at 9:45 a.m. by President Marlan McMahan.

CORRECTIONS TO THE MINUTES OF THE JULY 31, 1993 ANNUAL MEETING: Marlan made the following corrections. Page 7, under NEW BUSINESS, A. Bylaw Amendments, No. 5 should read Article VI, Section 4 instead of Article V, Section 4; under No. 6, correct Article IV to read Article IX, Section 8A and 8B; and on Page 11, second paragraph, the comment "A woman in the back of the room..." change to Charlotte Ranes.

PRESIDENT'S REMARKS: President McMahan expressed his pleasure with the Annual Meeting, including the fellowship. Although he expressed some displeasure with the presentation of the Bylaws, generally speaking, he felt it went well and that the Board can now be satisfied with and proud of the Retreat Bylaws. Marlan also said he was very impressed with Esther Russell, Parliamentarian.

In the future, he suggested that more long-range goals be considered. Short-range goals on which the Board needs to continue working include harmony within the Retreat--enjoying each other, using each other's skills and abilities as well as recognizing differences and being able to handle those appropriately. Everybody has something they can contribute to the Retreat and the Board needs to listen and profit from each other's suggestions and work. Some progress in this direction has been made this year. He would also like to continue working on the efficiency of handling the Covenant Violations which is an important part of the Board's duties. Also, people need to be encouraged to go directly to the ACC Committee first rather than Larimer County since they have a tremendous amount of information to offer.

Marlan has received three letters since the Annual Meeting--from Rowland Retrum, Millie Muller and Marcille Trahan. Rowland and Millie, by and large, were impressed with the Annual Meeting and gave good positive feedback and support, but encouraged the Board to be willing to listen to everybody and appropriately consider other people's feelings. Marcille from the Bulwark Ridge sent a letter to the Board, as well as keys to the gate which leads to the Bulwark Ridge property. Marv Gee is the contact person for the keys.

Marlan expressed his appreciation for being on the Board again this year, for the vote of confidence in reelecting him President, and for the Board's fantastic support.

LANDOWNERS COMMENTS: Steve Little thanked Dick Weinmeister and Dice McKnight for the outstanding job they are doing with the roads. In response to his request for more frequent maintenance of the roads during the summer, Jim Boyd said that all factors--dryness of the roads, construction, fast drivers, more summer traffic--need to be considered. He did not feel it feasible to add more operators of the grader because of wear and tear on the grader, knowledge of the equipment, expense, etc., but that they would do what they can to keep the roads graded during the summer.

BOARD OF DIRECTORS MEETING

September 25, 1993 Page 2

John Manchester cited the problem with fast drivers in the Retreat and asked what could be done. Suggestions: put a reminder in the Newsletter, more speed signs, members take responsibility by calling offenders, looking out for people, wildlife, horses, bicycles and motor bikes on the roads, walking on the opposite side of the road.

Mary Gee gave merit to Marylouise Widmaier's idea for an annual meeting schedule beginning with coffee at 9 a.m., reports at 10 a.m., lunch at 11:30 a.m., business session at 1 p.m. and adjournment at 3 p.m. In regard to the suggestion of a Neighborhood Watch program, Janice distributed organizational information for the members to review. Mary also urged the Board to help with the installation of a dry hydrant at Miller Fork Creek and Miller Fork Road and that he understood that Charlotte Ranes expressed an interest in "helping" to fund the installation.

Duke Sumonia said there is a drainage problem at Elkridge Drive and Dunraven causing ridges in the road and asked if this can be repaired. Dick Weinmeister said they are aware of a problem and are working to correct this.

FIRE SAFETY: Tom Housewright from the Glen Haven Fire Department gave a report about what is going on with the Fire Department, financially and otherwise. They are trying to find a way to get a financial base they can count on each year. The Glen Haven Association will be voting at their meeting this fall to raise the Glen Haven Association's member dues \$50 which would go to the Fire Department and, if passed, would give the Fire Department an additional \$9,250. Tom said they would like the Retreat to do something similar. Janice responded that our Bylaws say we would have to have a special vote by the membership for a special assessment. She also said that in the Survey returned by the Retreat membership, the majority of the people showed an interest in a tax district and she wrote a letter to Tim Stoltz indicating this and asked him to read it at the Fire Board Meeting, but the letter was not read. Tom said the overhead for such a tax district would be excessive and the amount they would get for their department would actually be less than what they get now. Graham read a letter from Dennis Bicknell to the Board commending the Fire Department and also offering suggestions for a partial solution for some of their problems.

Options discussed were tax district, membership vote for a special assessment, another fund raiser letter, donations, pledges, an auxiliary group to help with volunteer duties. Suggestions were better communication to Retreat members of actual Fire Department needs, an accountability of money spent, earlier requests to the Retreat membership for volunteer help. Tom responded that more information could be put in the Newsletter to be sent out this fall. Graham noted that fire protection is one of the Retreat's major priorities.

MOTION was made by Graham Fowler recommending that the Fire Board have another fund raising attempt at the Retreat's expense of about \$100 with a letter of appeal explaining some of the facts about why this is so important and what the alternatives are, i.e. a tax district and that the Glen Haven Association is voting on a raise in their assessment for fire protection. SECONDED by Dice McKnight. PASSED UNANIMOUSLY.

Tom Housewright will make this recommendation to the Fire Board in November.

Appreciation was extended to Tom for all the Fire Department does for the Retreat.

TREASURER'S REPORT: Bill Lovejoy gave the following report. Income Statement--\$2300+ ahead of what is projected per year. Expenses--\$8600 has not been expended according to the budget. Miscellaneous is over budget--part of that is the Retreat Sign, which looks great. Everything else is on track.

MOTION made by Jim Boyd that the Board authorize the purchase of the Quicken Version 3 for windows and Companion Version 2 software for the Treasurer's computer for updating the Board's finance capabilities. SECONDED by Graham Fowler. PASSED.

BOARD OF DIRECTORS MEETING

September 25, 1993 Page 3

Lovejoy distributed an Expense Sheet which he asked members to use to keep track of expenses which would make audits and record keeping easier and would give a true picture of our expenses. Travel Expenses, which are 20 per mile, are also to be shown on this sheet. Phone calls are taken care of by credit card.

Lovejoy presented a proposed Board policy for check signing authority.

MOTION made by Graham Fowler that at least three officers of the Board, including the Treasurer, shall have signature authority on the Association's checking account. Checks issued by the Association in excess of \$1,000 shall require the signatures of the Treasurer and one other designated officer. SECONDED by Jim Boyd. PASSED UNANIMOUSLY.

Lovejoy asked that the Chairmen of the Committees present their next year budget recommendations to him before the November meeting.

ROADS: Dick Weinmeister gave the report. He and Dice McKnight have been working on the roads and have completed putting on most of the road base allocated for this year. He, Dice and Jim Boyd will be grading and finishing preparation of the roads for the winter within the next few weeks. Within the last week, 12 loads of road base have been put on Fisherman's Lane, Copper Hill and Streamside; Solitude and Glade View have been graded as well as other trouble spots. One more load of road base will be delivered. Several other trouble spots and culverts have been or will be taken care of and the equipment will be equipped and ready for the first snow removal.

Graham reported that the signs stating "Owners and Guests Only" are ready and the other signs will be ready in a couple of weeks. Signs which need to be painted will be and all signs will be sealed with Thompson Sealer. Janice said she and Ron would repaint the wording on the street signs this winter. Also the wording on the signs at the Streamside entrance will be repainted.

ARCHITECTURAL CONTROL: John Manchester distributed a Committee Report of the ACC meeting in September. As the new chairman, he asked for clarification of the ACC's responsibilities. Janice responded that the Board had agreed that the responsibility of the ACC is to enforce the covenants of only new construction (new buildings, new driveways, etc.). Any violations of these would then be reported to the Board for action. The Board is the Enforcement Committee.

Violations reported to the Board: Hawthorne, Ellis, Edwards, Berry, Kime, Boyd, Van Butsel, Levy.

MOTION made by Graham Fowler that the Board find HAWTHORNE in violation of Covenants #6 and #2 (construction and exterior material) and that the Board proceed as it would with any other violation. SECONDED by Bill Lovejoy. PASSED UNANIMOUSLY.

Graham read a letter sent to him and the Board from Catherine and Ron Ellis regarding their concerns (letter to Manchester for ACC file).

MOTION made by Bill Lovejoy that the ELLIS issue be referred to the lawyer for a letter to be sent to him and that the letter request what the setback is, address the other violations, state that the September, 1994 completion date is not acceptable to the Board, that immediate action be taken for him to finish the exterior of the building since he is behind the approved time of completion, and that construction debris be removed from the Retreat roads and right-of-way. SECONDED by Graham Fowler. PASSED UNANIMOUSLY.

MOTION made by Graham Fowler to include in the letter to ELLIS that no further construction take place on this lot until the house is completed and, at that point, he resubmit plans for any future construction to the ACC. SECONDED by Janice Tate. PASSED UNANIMOUSLY.

MOTION by Graham Fowler regarding EDWARDS that the President write a letter to Edwards telling him that he is in violation of the time limit for trailers and to inform the Board of future building plans. SECONDED by Lovejoy. PASSED UNANIMOUSLY.

Manchester reported on BERRY as an information item concerning the construction of



his driveway. Weinmeister talked to Berry, reinstalled his culvert, added some grade as well as road base to raise the road so any dirt washing onto the road would be their dirt and, if this happens and the road grader pushes that dirt into their driveway, it would be their problem, not the Retreat's. Berry understands this and agreed to it.

MOTION made by Graham Fowler that a letter be written to Tommy and Babetta KIME stating that in connection with the new ACC policy and guidelines, the Board is asking them to repaint their TV dish and barn. SECONDED by Jim Boyd. PASSED UNANIMOUSLY.

In response to the BOYD complaint concerning his culvert, Jim said he will fix it.

Discussion regarding culverts resulted in Fowler indicating that the ACC is responsible for telling owners whether or not they need a culvert. John said the ACC would work with the Road Committee as well as the Retreat owner to determine this. Suggestions: (1) A disclaimer be used if a culvert is not put in, stating liabilities if road damage should occur and requesting that damages occurring on Retreat roads be the responsibility of the landowner to repair their driveway, put in culvert and/or pay road damages. (2) A \$100 promissory note be required for plans for a culvert. No action taken.

Regarding VAN BUTSEL, Manchester questioned if all variances will require a waiver to be signed by the owners. Van Butsel refused to sign and his variance was denied. Response was that with any variances, the Board will request a waiver be signed. Fowler said that even though Larimer County grants a variance, a second variance approval is required by the Retreat.

MOTION by Bill Lovejoy that the Board direct John Manchester to recommend that the Board would not approve the variance requested by LEVY from the County for a 10 ft. setback on his property based on the information the Board has seen. SECONDED by Jim Boyd. PASSED UNANIMOUSLY.

John will inform the realtor that the Board opposes this. Also the Board requested Manchester to let the County know of the Retreat's disappointment in how they are handling this request and remind them to let the Retreat know when variances are requested in the Retreat.

Manchester indicated he will be redoing the files changing them from names to lot numbers, but he needs another file cabinet. Gee said he has a 4-drawer legal file cabinet he will exchange for the ACC 2-drawer file. Also Manchester said he would carbon copy anything that has to do with roads to Dick and anything having to do with the Board to Marv.

ENVIRONMENTAL: Graham reported for Mary Purinton in her absence. She is concerned that the mistletoe is making a comeback. A survey of the area is to be done in October and a special point will be made to be on the lookout for mistletoe. It can be cut out or knocked off a tree; the tree does not have to be cut down.

Janice noticed in the paper that the County had been notified about some properties that had a lot of mess around them and that the County was taking action to see that these properties were cleaned up. Since there are some properties just outside of the Retreat which also have a lot of junk around, it was agreed that Janice will contact Mary and have her contact the County to see what needs to be done to have the County check into these properties.

FIRE SAFETY: Following extensive discussion about fire protection, the following MOTION was made by Bill Lovejoy to have the President write to the Fire Board requesting detailed information and stating that we do want to help in the long-term in some way; and perhaps one of those ways could be in conjunction with the Glen Haven Association to get a tax district started. SECONDED by Graham Fowler. PASSED UNANIMOUSLY.

Marlan, Marv and Janice will write the letter. Some of the suggestions made for inclusion in the letter were (1) the Retreat membership has been polled and support a tax district and the Board supports the idea of a tax district, (2) the Retreat would be willing to help finance the professional staffing necessary to put a tax district in

place, (3) reference letter written to Fire Board from Janice. It was also suggested that Marlan call the President of the Glen Haven Association to find out what they want.

ASSOCIATION MEMBERSHIP: Marv Gee reported. (1) A thank-you note from Carol Fulton was passed around. (2) Membership Directory Update was distributed. Jorends have purchased a lot from Rhodes, but his name is not in the Directory since the transaction has not been completely finalized. Jorends has received permission from Rhodes, however, to proceed with plans for a driveway. (3) \$100 petty cash fund was requested. (4) Recommends that a computer be considered for the work he is doing. (5) Request made for ordering of 500 mailing labels, 500 small return envelopes, 1,000 stationery and envelopes with the current logo. (6) Has Bulwark key. (7) Since bank safety deposit box is full, he intends to take the minutes out of the big binders and bind them with metal clips instead which will make more room.

MOTION made by Bill Lovejoy to purchase supplies recommended. SECONDED by Jim Boyd. PASSED UNANIMOUSLY.

MOTION made by Janice Tate to set up a petty cash fund in the amount of \$100. SECONDED by Jim Boyd. PASSED UNANIMOUSLY.

Following discussion and review of the letter to landowners and the Protective Covenant Violation Notice drafted by Marv Gee, MOTION was made by Bill Lovejoy to approve the landowner letter and the Covenant Violation Notice. SECONDED by Janice Tate and PASSED UNANIMOUSLY.

VICE PRESIDENT'S REPORT: Graham Fowler gave report as follows. He read a letter from the Forest Service stating their interest in pursuing the exchange of property with the Retreat. The Retreat would need to buy land which could be exchanged value for value with the Forest Service. Graham indicated our interest and that we have moved to the next level. He called Flo Belz, realtor, regarding market evaluation for land in the Glen Haven area--approximately \$1,000/acre, estimation \$40,000 for 40 acres. Fowler read a letter from Dennis Bicknell to Marlan encouraging the Retreat Board of Directors to pursue purchasing the land adjacent to the Retreat. (See letter in file.) Several avenues were suggested for paying for the purchase; i.e., terms from owner of other property, mortgage for part of amount, some funds from individual Retreat members which could be repaid over the years or become a donation, existing Retreat funds, bonds. NEXT STEP: schedule a meeting and invite someone from the Forest Service to come to the meeting; and get an appraisal of the 40 acres of forest land.

MOTION made by Bill Lovejoy to give Graham the authority to proceed with an appraisal. SECONDED by Jim Boyd. PASSED UNANIMOUSLY.

Marv suggested that Graham ask Ron Dobbins for his recommendations about who to hire for an appraisal and when the Board should request the appraisal. Also it was noted that the Retreat roads are the only access to this forest land.

Fowler has still received no decision on trail use. The road and trail signs are ready and a work party needs to be assigned to install the signs. Permission was given by the Forest Service to move the sign, "You are now crossing private land" which is located on the trail, up the trail to where it accesses with Bulwark Ridge. There was discussion on how parking can be restricted there and yet accessible to short-term hikers. It was suggested that parking be restricted only during the summer.

OLD BUSINESS:

PARLIAMENTARY PROCEDURE. MOTION made by Bill Lovejoy to adopt the Simplified Parliamentary Procedures for normal meetings of the Board. SECONDED by Jim Boyd. PASSED UNANIMOUSLY.

BYLAWS. Marlan announced that the Attorney has the updated Bylaws and copies will be sent to the Board next week. At the November meeting, the Eylaws will be signed by the Board members, notarized, and given to Marv Gee to be kept with Retreat records.

LETTER FROM ESTHER RUSSELL, PARLIAMENTARIAN. Marlan read a letter from her thanking

the Board for her opportunity to serve as the Parliamentarian at the Annual Meeting. She noted a couple of suggestions: Call for the special meeting should contain all the business you intend to transact at the meeting; if you have a special meeting, why not include Bylaw changes you did not get to at the Annual Meeting (see her letter for changes which she specifically cited).

BULWARK RIDGE. As mentioned earlier, Marv Gee has an available key, as do Marlan and Tallman, however, Marv is the contact person if a key is needed.

EMPLOYEES OF THE RETREAT. MOTION made by Jim Boyd that the Retreat purchase Quicken software for the Treasurer to be used in setting up employment records and payroll. SECONDED by Bill Lovejoy. PASSED UNANIMOUSLY. Employee status for Jim Boyd and Ray Tallman to begin retroactive to the time when this status was first approved.

SURVEY. Janice distributed copies showing all the percents of the Survey as well as a sheet listing additional comments. She has all the original Survey forms if anyone is interested in looking at them.

COVENANT VIOLATIONS. Copies of the Retreat Covenant Violation Record (form devised by Marlan) were distributed by Janice.

Button and Chiodo have complied.

Ellis--previously discussed.

Nelson--MOTION made by Bill Lovejoy that the Attorney be asked to contact Nelson regarding his trailer violation. SECONDED by Janice Tate. PASSED UNANIMOUSLY.

Reiss and Rivers have complied. Cleary has complied.

Gooch--dog problem is borderline.

Carner--no response. Encourage residents to file complaints with Larimer County.

Lorenz--Lovejoy called deputy concerning motorcycle violation. Deputy talked to them about violation, but Lovejoy said he was told this is a Retreat problem, as are dog problems in the Retreat.

Matlock--The BOARD UNANIMOUSLY AGREED that Marlan check with the County about Matlock's County violations (rubbish, cars operative?, licensed?) before checking with the Attorney about what action to take with him about all his violations.

Clark--complied.

Ranes--said he will comply. Marlan will call to see what is happening.

Lassen--complied.

Mills--property has sold. Janice will write to new owners calling their attention to the copper mine on the property with carbon copy to Mills. Also check on the other copper mine (located either on the Williamson or Paris property).

Niles, Tomlin, Linden, Berry, Dyer trailers--deadline for removal, November 1, then send letters to any in violation.

Check on blue tarp.

Persichetti and Avey--Marlan will call about blue propane tanks not covered.

NEW BUSINESS:

LONG-RANGE PLANNING MEETING. Meeting set as an extension of the Regular Meeting on NOVEMBER 20--all day meeting--at Tates. Bring your own brown bag lunch; Janice will provide drinks. Agenda items to be chosen from the Open Items List--include purchase of computer, fire safety, equipment housing, open space, neighborhood watch, etc.

WORK DAY for shrubbery removal, install signs. Graham will call around when he gets the signs.

ADJOURNMENT: MOTION made by Bill Lovejoy, SECONDED by Jim Boyd to adjourn meeting. PASSED UNANIMOUSLY. Meeting adjourned at 2:50 p.m.

Respectfully submitted,

Joanne Weinmeister





# RETREAT LANDOWNERS ASSOCIATION, INC.

## THE BOARD OF DIRECTORS MEETING

November 20, 1993

PRESENT: Marlan McMahan, President; Graham Fowler, Vice President; William Lovejoy, Treasurer; Board Members James Boyd, Dice McKnight, Janice Tate; Committee Chairs John Manchester, Architectural Control, Mary Purinton, Environmental Concerns, Dick Weinmeister, Roads; Assistant Treasurer, Marvin Gee, and Recording Secretary, Joanne Weinmeister

OTHERS PRESENT: Landowners Ron Ellis, Jim Kadlecek, Steve Little, Duke Sumonia, Ron Tate

CALL TO ORDER: The meeting, held at the home of Janice Tate, was called to order by Vice President Graham Fowler at 9:40 a.m.

TREASURER'S REPORT: Bill Lovejoy distributed the RLA Income Statement dated 1/1/93 through 11/19/93 and the RLA Balance Sheet as of 11/19/93. Total Income/Expenses reported equaled \$8,193.43 plus an additional \$300 to be posted to the Transfer Fees, which had not been received by the time the report was compiled. Total Assets/Liabilities and Equity equals \$39,963.66.

MOTION made by Jim Boyd to approve the Treasurer's Report. SECONDED by Dice McKnight. PASSED UNANIMOUSLY.

MOTION made by Bill Lovejoy to increase the compensation of part-time employees by the amount of the Board's FICA and Medicare contributions. SECONDED by Dice McKnight. PASSED with Jim Boyd abstaining.

MOTION made by Bill Lovejoy to approve Marlan McMahan (President), Graham Fowler (Vice President) or William Lovejoy (Treasurer) as the signature authorities for the checking account. At least one signature is required. SECONDED by Janice Tate. PASSED with one abstention--Graham Fowler.

Lovejoy distributed a handout and reported on the RLA 1994 Budget Recommendations. The column headed 11/93 ACTUAL shows the actual figures at this point in time. On the left side, anything in italics is a category or sub-category he is recommending be established for next year. Anything lined out, he is recommending be shifted or eliminated (see Budget Sheet). Summary of recommendations follows:

	<u>11/93 ACTUAL</u>	<u>1993 ESTIMATED</u>	<u>1994 BUDGET</u>
<u>TOTAL INCOME</u>	26811.71	27142.00	26635.00
<u>TOTAL EXPENSES</u>	18618.28	22166.00	26635.00
<u>TOTAL INCOME/EXPENSE</u>	8193.43	4975.00	0
<u>TOTAL CASH AND BANK ACCT</u>	21638.66	18447.44	18447.44

Changes recommended by Lovejoy: Equipment moved to M1-Equipment Reserve; eliminate Expense Reimbursement; Miscellaneous moved to Administration; Office Supplies moved to Administration; Payroll separated from Road Maintenance; Secretarial Services moved to Administration. Cash and Bank Accounts recommendations: take \$2,500 from Expense to Money Market Reserve for Equipment; increase General Reserve to \$14,000; add Open Space Reserve (\$1,000); add Petty Cash Fund (\$100); Money Market Unappropriated will be used as an operating reserve that will gain interest and funds will be shifted back and forth into this account as necessary.

Upon the recommendation by the Treasurer, a MOTION was made by Jim Boyd to approve the 1994 Budget as presented. SECONDED by Graham Fowler. PASSED UNANIMOUSLY.

PRESIDENT'S COMMENTS: Marlan McMahan expressed his appreciation of the Board.

LANDOWNER COMMENTS: Ron Ellis reported to the Board on the progress he is making with the construction of his house, the problems and stress he is undergoing, and asked for an extension for completion of his construction. A lengthy discussion ensued.

MOTION made by Graham Fowler that the Board give Ron Ellis an extension until May 1, 1994 to comply with the covenants regarding the exterior of his structure (debris in the cul-de-sac cleared out, satellite dish repaired, trusses removed, trailer removed, and outside construction completed). SECONDED by Dice McKnight. Ron Ellis agreed this time-frame was reasonable and that he would comply with the covenants as requested. It was noted that it is the Board's responsibility to enforce the covenants, not to frustrate nor harass landowners. Ron Ellis was thanked for coming to the Board meeting so his concerns could be discussed with the Board members. Following discussion, the motion PASSED UNANIMOUSLY. A letter will be written to Ellis from the Board confirming the agreement reached between the Board and Ellis. Manchester will keep in touch with Ellis.

ROAD COMMITTEE REPORT. Dick Weinmeister reported on the road work he and Dice McKnight did on the roads in October as well as equipment maintenance--replacing batteries in the grader.

Jim Boyd reported that there was a theft of deisel fuel out of the grader. Suggestions by the Board: buy a locking cap; report the theft to the sberiff.

Jim spent five hours snowplowing the roads both ways after the first snowstorm. He commented that the new equipment saved him time.

Jim has tendered his resignation from the Board, but he will continue to serve on the Road Committee and as an employee of the Retreat Road Maintenance.

Brad Tallman will be asked to check the barrels alongside the roads to be sure they have sand in them.

ARCHITECTURAL CONTROL COMMITTEE: John Manchester distributed copies of the Architectural Control Committee Minutes of October 16, 1993, and RLA Membership Directories by Name and by Filing and Lot Numbers. John asked the Board to consider having the landowners provide their phone numbers which would assist greatly when it becomes necessary to contact them.

John reported on the ACC Meeting and noted that copies of the minutes had been sent to the RLA Board. He asked for clarification of the Committee's versus the Board's responsibilities and asked if the Committee is independent from the Board. Clarification: the ACC has the responsibility and the power to approve or disapprove anything which has to do with new construction (culverts, trailers used during construction, driveways, structures), and any new changes relating to any structures are to be approved by the ACC. The Board is responsible for covenant violations. Any violations noted by the ACC should be reported to the Board.

ACC NEW BUSINESS: (1) Files have been updated. (2) The ACC wants to draw up a charter stating the responsibilities of the Committee. In response to the request for a charter, Janice read the following from the January 30, 1993 minutes which addresses the duties of the ACC: "Marlan and Graham had talked with our attorney, who said that the ACC has more control in ACC matters than the Board, who can grant a variance. The ACC establishes the policies, and can make the decisions. If the ACC gets out of control, the Board of Directors could disband the ACC. The ACC is responsible for buildings, structures, driveways, construction; the Board is responsible for Covenant violations." (3) Regarding the one-year completion date on construction, the ACC made modifications to the construction application adding, "When do you intend to start excavation" and "When do you intend to start building" which would give ACC the authority to disapprove the dates in the application if they are unacceptable. It was AGREED that the actual starting date of construction will be the date the building permit is issued by Larimer County. ACC will follow this guideline (4) John said he will add the lot filing number onto the front as

well as the back of the application. (5) The Committee recommends that the RLA Board consider charging a fee per day for every day past thirty days of a covenant violation. Marlan will check this with the attorney, as well as charging a \$100 returnable fee to be paid by the landowner when a culvert is installed. (6) Regarding the Kime covenant violations, a MOTION was made by Bill Lovejoy that John contact them and ask that they submit an application to the ACC within thirty days requesting approval to paint their dish and the metal building the same color as the main structure and stating that this would be accomplished by May 1, 1994. An AMENDMENT was added by Graham Fowler and accepted by Lovejoy that a paint sample be included with the application. SECONDED by Graham Fowler. PASSED UNANIMOUSLY.

Janice requested at John's suggestion that Marlan send copies of letters he writes to landowners to Marv and John and also let the Board know what he has done.

John reported the Rowe's have put up a chain link fence, but that a request for the fence had not been submitted to the ACC for approval of type and location; also he suggested that their trash container be enclosed. John will meet with Steve Little before a letter is sent to Rowe regarding these violations.

John reported that the next ACC Meeting will be December 4 at Sumonia's.

John reported on covenant violations which were sighted by him and Steve Little during their tour of the Retreat properties recently.

Duke Sumonia announced that Larimer County Zoning meetings will be held on December 8 at 6:30 p.m. and on January 10 at 4:30 at the Larimer County Courthouse. John said they would have an ACC representative attend these meetings.

Regarding the Leavy variance, John talked to the broker about the Retreat's non-approval of this variance and it was agreed that the variance would be set back 30 feet from the property line; also agreement was reached that the well will be checked without cutting any trees.

ENVIRONMENTAL COMMITTEE REPORT. Mary Purinton reported on a request for information regarding the procedure used to submit complaints about property located outside the Retreat area. She contacted the Zoning Board and was given information by them. Her recommendation is to contact the offending party first. She also suggested that the "rezoning" being considered might be helpful. Information she received was turned over to the Board.

Mike Hughes has been contacted about Fire Safety inspections. Mary has given his name to several people. Janice reported that she believes he has made one trip, but assumes his inspections have not been completed yet.

FIRE SAFETY. Janice reported that there are several members from the Retreat area on the new Fire Board. They are Bob Clark, Jim Kadlecak, Lee Lason, Marcella Bicknell, Ed Cleary, and Jack Heidebrecht. Janice will attend the next Fire Board Meeting on December 7. She is the Retreat liaison with the Fire Board.

The Glen Haven Association Members have been contacted asking for their votes on a permanent assessment increase of \$50 to go to the Fire Department. Janice shared their financial statement as of the end of September which shows that only 27% of the Retreat Members have contributed to the Fire Department, one reason being that so many of the Retreat landowners do not have residences here. Janice read a report of the priorities of the Glen Haven Fire Department. Following discussion about fire safety, the consensus was to table this item until after Janice's report on the upcoming Fire Board Meeting.

ASSOCIATION MEMBERSHIP REPORT by Marv Gee. (1) He distributed copies of the Membership Directory Update showing what sales have occurred September 25-November 20. There have been fifteen sales since the Annual Meeting. (2) Consensus was that delinquent landowners will be charged 12% on their 1993 assessments. (3) The Newsletter will be done the first week in December. The Board agreed that the following items should be included in the Newsletter. Survey tabulation, new members listed by name/state/lot only; Potluck date,



February 26; budget; theft of grader fuel; Maurice Ward's house break-in; neighborhood watch; buck deer shot in the Retreat (Bulwark Ridge Court); advance dates of Board meetings. (4) Assessment invoice notices will be sent out December 28. (5) Board Minutes are to be sent to interested parties who have made arrangements with Mary Gee. (6) Regarding logo art for letterhead, it was suggested that this could be done by Bob Clark with his scanner. (7) Petty Cash fund is appreciated. (8) Suggested that the Board consider compensating Bill Lovejoy for the use of his computer. (9) Suggested questions to be considered in the long-range planning as follow: (a) What do you value about your community and what threatens these values? (b) What do you want your community to look like and what are the obstacles in the way? (c) What actions could guide your community toward the desired future?

VICE PRESIDENT'S REPORT by Graham Fowler. He read a letter from Judy Edwards who wanted clarification about Open Space. He also reported on the latest correspondence, dated July 30, from the Forest Service regarding the status of Open Space. There are 46 steps in the Implementation Schedule which need to be completed. The process could take as long as three years. There are a number of studies which must be completed such as wetlands, minerals, hazardous materials, environmental assessment, etc., on the land being sold and the land being transferred. The first step, Statement of Intent, was sent to the Forest Service from Graham stating that the Retreat is interested, that money has been budgeted for an appraisal, and that the Board's intent is to have a proposal ready by the Annual Meeting so the membership can vote on it, but no commitment has been made. Graham has been assured that in the process, the Retreat would have the first right-of-refusal. The property is totally surrounded by the Retreat and access is only through Retreat private roads. The suggestion of offering investment bonds to Retreat members is being considered. Graham will continue to pursue the Open Space issue.

Marv Gee will communicate a response to the Edwards through an Editor's Note in the Newsletter indicating "the land would be used as open space; is under control of U. S. Forest Service; title could be transferred by the Forest Service to an outside party."

Graham showed the Board one of the signs reading "Owners and Guests Only" which will be put under the main Retreat signs once all the signs have been received.

COVENANT VIOLATIONS by Marlan and Janice. Marlan cited frustration with handling violations by not having phone numbers.

Ellis--Agreement reached (see above).

Matlock--Letter sent to Larimer County. No response. Assessment not paid. Larimer County to report back to Marlan.

Property across from Hadens--sold.

Carner--sold.

Lasson--complied.

Mills--information only letter sent regarding dangerous copper mine.

Persichetti--notified regarding propane tank.

Avey--notified regarding propane tank.

Kime--Manchester working with them (see above).

Edwards--letter sent. No response.

Hawthorne--letter sent. No response.

#### OLD BUSINESS.

FIRE EXTINGUISHERS--Janice reported the Fire Department has received the fire extinguishers which were promised to those who have made donations. Janice will find out if fire extinguishers are still available through the Fire Department.

SAFETY ISSUES--Manchester noted that sledding on the Retreat roads is very dangerous and should be discouraged. Place a notice in the Newsletter.

He also expressed concern about the entrance from the Glen Haven Road onto Streamside Drive and asked if the County could put up a sign cautioning drivers about a "hidden"

driveway. Marlan will contact Larimer County about this.

RETREAT EQUIPMENT USE--Jim Boyd brought up a question regarding personal use of Retreat equipment. It is the consensus of the Board that Retreat equipment should not be used for personal use because the Retreat's insurance does not cover this. This will be mentioned in the Newsletter.

NEW BUSINESS.

THE RETREAT'S WINTER POTLUCK will be February 26, 1994 at the Community Church of the Rockies in Estes Park. Details later.

JIM BOYD'S RESIGNATION was submitted effective by the end of January, 1994. He and his wife will be adopting a child and his time will be limited. MOTION made by Bill Lovejoy that the Board accept Jim Boyd's resignation, effective by January 31, 1994 and expressed the Board's displeasure at losing him as well as its gratitude for all he has done for the Board. SECONDED by Janice Tate. UNANIMOUSLY PASSED. If a replacement has been appointed by the Board by the January Board Meeting, it was the consensus that the transition be made at the January Meeting.

NEXT MEETING will be January 22, 1994, 9:30 a.m., at Dice McKnight's. The March meeting will be March 26, 1994, 9:30 a.m., at Marv Gee's.

ADJOURNMENT. Meeting adjourned at 2 p.m.

Respectfully submitted,

Joanna Weinmeister