

RLA BOARD OF DIRECTORS MEETING

January 17, 1998

Present:

Board Members: Dale Alps, John Barlow, Marcella Bicknell, Marvin Gee, Steve Little, Gene Pfeif, Marcille Trahan

Committee Heads: Dennis Bicknell, John Barlow and Steve Little

Treasurer: William Widmaier

Assistant Treasurer: Ken Cooper

Recording Secretary: Shirley Neely-Turpin

Landowners: Irene Little, Victoria McCoy, Carol Pfeif

The meeting was called to order at 9:40 by Marcella Bicknell, President.

Minutes: Mr. Alps moved to approve the minutes of the November 22, 1997 Board Meeting. The motion was seconded and carried.

Landowner Comments: Ms. McCoy suggested that the RLA have a New Year's Eve party in 1999. It was noted that the GHAVFD has a New Year's Eve party every year at the Community Center. There was some discussion about having a joint party with the fire department. There was positive interest in pursuing this idea.

Board Member Remarks: Ms. Bicknell stated that she had received a phone call from Guy McCoy concerning the location of the winter potluck. He objects to the potluck being held in a church and to the prayer being included in the ceremonies. He would prefer the Glen Haven Community Center. There was discussion about the lack of bathrooms and running water at the Center and the desirability of holding a winter potluck in a facility with these amenities. The location is set at the Community Church for the Rockies for this year's potluck. It was noted that the price is right and we use only the meeting room. Ms. Bicknell stated that this was the only remark she had received regarding the potluck.

Treasurer's Report: The following is a summary of Mr. Widmaier's report.

Cash balances at Jan. 15, 1998 were:	Checking	\$4,086.84
	Savings	\$85,622.00
	Total Cash	\$89,708.84

As of January 15, 1998, \$14,430 in assessments has been received. Total 1998 assessments are budgeted at \$39,035.

Cash disbursements year to date January 15, 1998 total \$929.26.

In 1997 cash receipts of \$52,336.27 exceeded cash disbursements of \$41,289.30 for an excess of \$11,046.97. After intracompany transfers, the amount left in undesignated funds from 1997 operations was a negative \$4,107.50. At December 31, 1997 undesignated funds totaled \$16,358.45.

Enclosed are schedules of checking account activity since the November board period since the last Board meeting.

Also enclosed is the Statement of Changes in Fund Balance.

The Treasurer's complete report is attached.

There was some discussion regarding what to call what is now referred to as "unrestricted funds" and consists of "undesignated cash from current operations and prior year surpluses." It was suggested that the name be changed to "emergency fund" or "contingency fund". Then there was discussion as to the amount to be left in the fund. Mr. Little moved that we transfer \$16,000 to a new fund called the contingency fund. The motion was seconded and carried.

GHAVFD: Tom Housewright talked about water storage. He described the location and capacity of existing tanks and plans for further installations. He stated that some areas in The Retreat, such as Dunraven Glade, are adequately supplied, but other areas in the back of The Retreat need water storage tanks.

There was some discussion about types of tanks and means of procuring the additional tanks needed. It was suggested that perhaps donations could be made to a fund designated for the storage tank projects. Mr. Housewright stated that there is grant money available for such projects, and he is pursuing this possibility. The fire department plan is, over the next four years, to find locations and install tanks so that the stored water supply will be adequate for all areas.

Assistant Treasurer's Report: Mr. Cooper's memo is attached. Mr. Cooper mentioned that although the sale of the 741 Copper Hill Road property took place in November, he only recently learned of it. Mr. Cooper should be notified if anyone knows of a property transfer.

Since January 10, more dues payments have come in and the total is now around 90 membership dues paid.

Architectural Control Committee Report: Mr. Bicknell's report is attached. There was some discussion regarding the gazebo that has been built on lot 34. There is a question as to whether it is the required 30 feet from the road. Mr. Bicknell and Mr. Little will check the position of the structure to determine if a variance is needed. This matter will be discussed at the next meeting.

Environmental Report: Mr. Little reported that the Gilbaughs had told him that there are some trees in their region that are infested with mistletoe. He will be looking into the problem with the Gilbaughs. Mr. Little stressed the importance of recognizing

mistletoe infestation because the trees can look very healthy and be heavily infested.

Roads Committee: Mr. Barlow reported that there is now a storage shed at the firehouse. He and Mr. Little will level it and put in shelves. Mr. Barlow stated that the shed will be ready for use within the next three weeks.

Mr. Barlow reported that the roads have been plowed twice, and Ron Ellis did a good job, plowing one lane on little traveled roads and wider on more traveled ones.

Mr. Alps suggested that before the March Board meeting, that how we plan to handle road grading should be carefully considered. There was discussion about the options of using our own equipment or hiring Schmidt to do it. Mr. Alps noted that hiring a contractor might be less expensive than hiring someone to run our grader which would entail payroll, insurance, upkeep and repair expenses. It was also suggested that we contact Steve Smith, who did the grading last year to see if he is available and to get an estimate from Schmidt. This will be discussed in more detail at the March meeting.

Mr. Little posed a question about having the fire department use a tanker truck to flush out some of our culverts with water. Mr. Alps suggested marking culverts and their condition on a map. The fire department will be contacted about this idea.

Corresponding Secretary: No report.

Newsletter: Ms. McCoy asked to verify the date of the May meeting which is on the third Saturday of the month because of the Memorial Day weekend. The date of the meeting is May 16.

Ms. McCoy stated that she will be making a correction of a statement in the December/January Newsletter regarding the amount of money to be set aside for water storage tanks. She will include it in a short article about Tom's talk today and send it to him to verify correctness.

Welcoming Committee: Nancy McDevitt and Frances Cunningham have devised a letter which they will send out to new landowners. They will also be visiting newcomers.

Open Space: The land exchange with the Forest Service has not taken place. Mr. Little moved to instruct the Open Space Committee to inform the Forest Service that The Retreat remains interested in exchanging for the forty acres. The motion was seconded and carried.

Nominating Committee: Ms. Trahan handed out packets on nominating procedures to the Board members. Ms. McCoy stated that she would mention the report in the Newsletter and ask for names of nominees to be submitted. The Nominating Committee will report names to the Board.

Old Business

Bulwark Ridge Merger: Ms. Trahan gave the Board members a report on her

recent efforts to verify names of owners of certain properties in Bulwark Ridge. A title search has been done and a total of ten property owners have been indentified. It was very difficult to obtain current addresses. Ms. Trahan was able to contact the few owners listed in her report. She sent each one a letter explaining the merger issues. There was some discussion about which properties are governed by the Bulwark Ridge covenants. Ms. Bicknell suggested that the Board members take the all of the Bulwark Ridge merger documents home and study them and have questions and ideas ready for the next meeting.

Covenant Violations Update: Letters went out to the Lavauxs, Matlocks, Runnels and Geldes concerning uncovered propane tanks. The Board has had no response form any of these landowners. There will be a follow-up contact before the May meeting.

There was some discussion on the Nelson's trailer. Mr. Widmaier has talked to him about removing it. He agreed that he would be willing to move it if the Board could help him find a place for it and help with moving it. The Board will send Mr. Nelson a letter informing him about where it could be stored and that Mr. Alps is willing to help with the move.

Potluck: There was some discussion about types of entertainment. Melodrama, games, and stories were some suggestions. Any other ideas will be eagerly considered. Ms. Bicknell brought up Mr. McCoy's objection to the prayer and it was agreed that the services would be eliminated. Mr. Alps suggested that we research other possible locations for the 1999 potluck.

Proxy Committee: Mr. Pfeif reported that by Spring there will be an explanation on voting ready.

Sanders/Reiter-Edwards Issue: This issue is still being worked on.

Annual Meeting: The meeting will be held on July 25 at the Big Thompson Canyon Community Building. Mr. Alps will confirm the date and place.

New Business

Safety Deposit Box: The RLA box has expired at the United Valley Bank and they do not have a larger one available. The First National has a larger box available for \$75.00 per year. Mr. Gee moved that we transfer the safety deposit box for the Retreat Landowners Association, Inc. from the United Valley Bank to the First National Bank in Estes Park effective Tuesday, January 20, 1998. The motion was seconded and carried.

Mr. Alps moved that the meeting be extended for fifteen minutes. The motion was seconded and carried.

Stuart Title Request: Mr. Gee reported that Stuart Title had requested copies of the RLA balance sheet, budget, annual income and expenses on file. There was

some discussion. Mr. Gee moved that we deny this request. The motion was seconded and carried.

CAI Workshop: The CAI will hold a workshop on Saturday, March 7 for new board members, association committee members. A 200 page manual will be given to attendees. Mr. Gee moved that we approve two people attending this workshop for a total of \$110.00. The motion was seconded and carried.


Water and Wells: Ms. Bicknell read a report concerning bringing water information to the attention of our members. An article on this subject has been prepared for the Board members. Each Board member has been requested to call Marv Gee by Wednesday, January 21, 1998 with changes or suggestions. Indicate if you think the article should be included in a forthcoming Newsletter or if an individual mailing should be made. Additional information will be available for the next Board meeting and a discussion will be held.

Newsletter: Mr. Alps stated that at the January, 1997 meeting a motion was made to do the Newsletter six times for one year and review that decision at this meeting. After discussion it was decided that we will continue with six Newsletters per year. There was discussion about a motion made last January that the Board approve the guidelines for the Readers Forum on a one year trial basis. Ms. McCoy was given the discretion of applying these guidelines. Mr. Little moved that we accept the guidelines that were proposed in January, 1997 for the Readers Forum in the Newsletter. The motion was seconded by Mr. Gee who made an amendment to the motion to express appreciation to Ms. McCoy and to reaffirm the six issues. The amendment was seconded and the motion carried.

At 12:10 a motion was made to adjourn. It was seconded and carried.



Recording Secretary

3-28-98 

Date Approved

RETREAT LANDOWNERS ASSOCIATION
TREASURER'S REPORT
January 17, 1998

Cash balances at Jan. 15, 1998 were:	Checking	\$ 4,086.84
	Savings	85,622.00
	Total cash	\$ 89,708.84

As of January 15, 1998, \$14,430. in assessments has been received. Total 1998 assessments are budgeted at \$39,035.

Cash disbursements year to date January 15, 1998 total \$929.26.

In 1997 cash receipts of \$52,336.27 exceeded cash disbursements of \$41,289.30 for an excess of \$11,046.97. After intracompany transfers, the amount left in undesignated funds from 1997 operations was a negative \$4,107.50. At December 31, 1997 undesignated funds totaled \$16,358.45.

Enclosed are schedules of checking account activity since the November Board period since the last Board meeting.

Also enclosed is the Statement of Changes in Fund Balances.

Bill Widmaier
Treasurer

RETREAT LANDOWNERS ASSOCIATION, INC.

**BALANCE SHEET (CASH BASIS)
January 15, 1998**

ASSETS

CASH ON HAND AND IN BANK

Petty Cash	\$0.00
Checking	4,086.84
Savings	<u>85,622.00</u>
Total	<u>89,708.84</u>

EQUIPMENT

Old Equipment	7,000.00
Road Grader (purchased 1992)	<u>11,325.00</u>
	18,325.00
Less: Accumulated Depreciation	<u>(16,520.00)</u>
Total	<u>1,805.00</u>

Total Assets \$91,513.84

LIABILITIES

LIABILITIES

Payroll Taxes Payable	<u>\$23.77</u>
Total Liabilities	<u>23.77</u>

NET ASSETS

Total Liabilities & Net Assets \$91,513.84

Net Assets Consist of:

Unrestricted Funds	\$29,935.42
Equipment Fund	3,000.00
Bulwark Ridge Fund	3,452.04
Open Space Fund	53,297.61
Depreciated Cost of Equipment	<u>1,805.00</u>
Total	<u>\$91,490.07</u>

NOTE:

In accordance with generally accepted accounting principles, assets are recorded at cost less accumulated depreciation. Assets owned by the Association include roads and common areas which have no cost basis but have estimated replacement values as follows:

Common Areas	\$41,800.00
Roads	<u>1,200,000.00</u>
Total	<u>\$1,241,800.00</u>

RETREAT LANDOWNERS ASSOCIATION, INC.

**STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
January 1, 1998 Through January 15, 1998**

	ACTUAL	1998 BUDGET
CASH RECEIPTS:		
Landowners' assessments	\$14,430.00	\$39,035.00
Transfer fees	100.00	0.00
Interest income		3,000.00
Other income		<u>0.00</u>
Total Cash Receipts	<u>14,530.00</u>	<u>42,035.00</u>
 CASH DISBURSEMENTS		
Accounting		350.00
Administration:		
Office supplies	40.01	1,200.00
Postage	148.85	325.00
Secretarial		150.00
Long Distance Telephone		150.00
Travel		100.00
Miscellaneous	1.65	400.00
Newsletter Postage & Copying		1,200.00
Social Events & Annual Meeting		400.00
Donations - fire department		10,000.00
Environmental		1,000.00
insurance		2,800.00
Legal fees	56.75	3,500.00
Membership		260.00
Property taxes		0.00
Road maintenance		
Payroll, Payroll Taxes & Insurance	292	3,600.00
Snow Removal	390	2,000.00
Road Admin. & Certification Training		500.00
Road Base & Supplies		9,000.00
Equipment Repairs & Maintenance		2,500.00
Equipment Fuel		1,500.00
Total Cash Disbursements	<u>929.26</u>	<u>40,935.00</u>
 Excess of Cash Receipts over Cash Disbursements	13,600.74	\$1,100.00 =====
Cash balances January 1, 1998	<u>76,108.10</u>	
Cash balance January 15, 1998	<u>\$89,708.84</u> =====	

NOTE

The budgeted excess of cash receipts over disbursements is to be allocated to:

General Reserves	\$100.00
Equipment Fund	1,000.00
Total	<u>\$1,100.00</u>

**RETREAT LANDOWNERS ASSOCIATION
STATEMENT OF CHANGES IN FUND BALANCES
JANUARY 1, 1995 THROUGH JANUARY 15, 1998**

	NET ASSETS	UNRESTRICTED FUNDS	BLDG FUND	EQUIP. FUND	BLWRK RIDGE FUND	OPEN SPACE FUND	EQUIP.
BALANCES 12/31/94	\$43,720	\$11,223		\$2,000		\$12,172	\$18,325
1995 ACTIVITY:							
OPERATIONS	17,267	17,267					
INTEREST	1,800	941				859	
DEPRECIATION	(14,787)						(14,787)
<i>TRANSFERS:</i>							
BUILDING FUND	0	(500)	500				
OPEN SPACE	0	(12,000)				12,000	
BALANCES 12/31/95	48,000	16,931	500	2,000	0	25,031	3,538
1996 ACTIVITY:							
OPERATIONS	13,757	13,757					
INTEREST	3,580	1,778			26	1,776	
BULWARK RIDGE	3,262	3,262					
DEPRECIATION	(1,011)						(1,011)
<i>TRANSFERS:</i>							
OPEN SPACE	0	(12,000)				12,000	
BULWARK RIDGE	0	(3,262)			3,262		
BALANCES 12/31/96	67,588	20,468	500	2,000	3,288	38,807	2,527
1997 ACTIVITY:							
OPERATIONS	6,835	7,335	(500)				
INTEREST	4,212	1,557			164	2,461	
DEPRECIATION	(722)						(722)
<i>TRANSFERS:</i>							
EQUIPMENT FUND	0	(1,000)		1,000			
OPEN SPACE	0	(12,000)				12,000	
BALANCES 12/31/97	77,913	16,358	0	3,000	3,452	53,298	1,805
1998 ACTIVITY:							
OPERATIONS	13,601	13,601					
INTEREST							
DEPRECIATION							
<i>TRANSFERS:</i>							
EQUIPMENT FUND							
OPEN SPACE							
BALANCES 01/15/98	91,514	29,959	0	3,000	3,452	53,298	1,805

The Building Fund and the Equipment Fund are Board designated funds.
The Bulwark Ridge & Open Space funds have been designated by general membership.

RLA Check Register

1/1/98 Through 1/14/98

1/14/98
RLA-Checking

Page 1

<u>Date</u>	<u>Nus</u>	<u>Description</u>	<u>Memo</u>	<u>Category</u>	<u>Clr</u>	<u>Amount</u>
<u>Checking</u>						
1/7/98	3475	Bank One	Transfer to S...	[MMI - Unapprop]		-7,500.00
1/8/98	3476	Colorado Comp...	2nd Install ...	Payroll WC Ins		-292.00
1/8/98	3477	Guiducci & Gu...	LEGAL FEES	Legal Fees		-56.75
1/8/98	3478	KEN COOPER	postage & ann...	--Split--		-124.86
1/8/98	3479	Janice Tate	postage -	--Split--		-33.65
1/9/98	3480	Ron Ellis	Snow Removal	Road Maint		-390.00
1/9/98	3481	POSTMASTER	STAMPS - TREA...	Administratio...		-32.00
1/14/98	3482	Bank One	Transfer to S...	[MMI - Unapprop]		-4,000.00
1/8/98	DEF	Landowners	Assessments	--Split--		2,775.00
1/6/98	DEF	Landowners	Assessments	--Split--		2,590.00
1/5/98	DEF	Landowners	Assessments	--Split--		3,700.00
1/10/98	DEF	Landowners	Assessments	--Split--		3,430.00
1/1/98	DEF	Landowners	Assessments	--Split--		2,035.00
<u>Total Checking</u>						<u>2,100.74</u>

RETREAT LANDOWNERS ASSOCIATION, INC.
BALANCE SHEET (CASH BASIS)
 December 31, 1997

ASSETS

CASH ON HAND AND IN BANK

Petty Cash	\$0.00
Checking	1,986.10
Savings	<u>74,122.00</u>
Total Cash	<u>76,108.10</u>

EQUIPMENT

Old Equipment	7,000.00
Road Grader (purchased 1992)	<u>11,325.00</u>
	18,325.00
Less: Accumulated Depreciation	<u>(16,520.00)</u>
Total Equipment	<u>1,805.00</u>

Total Assets	<u>\$77,913.10</u>
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LIABILITIES AND EQUITY

LIABILITIES	\$0.00
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EQUITY	<u>77,913.10</u>
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Total Liabilities and Equity	<u>\$77,913.10</u>
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NOTES

The Association's Equity Consists of:

Undesignated from current year operations	(\$4,107.50)
Undesignated carryover from prior years	20,485.95
Building Fund (from 1995)	0.00
Net Depreciated Cost of Equipment	1,805.00
Equipment Fund (from 1994 and 1997)	3,000.00
Bulwark Ridge Fund	3,452.04
Open Space Fund	<u>53,297.61</u>
Total	<u>\$77,913.10</u>

In accordance with generally accepted accounting principles, assets are recorded at cost less accumulated depreciation.

Assets owned by the Association include roads and common areas which have no cost basis but have estimated replacement values as follows:

Common Areas	\$41,800.00
Roads	<u>\$1,200,000.00</u>
Total	<u>\$1,241,800.00</u>

RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
January 1, 1997 Through December 31, 1997

	ACTUAL	1997 BUDGET
CASH RECEIPTS:		
Landowners' assessments	\$45,172.20	\$45,580.00
Transfer fees	400.00	1,200.00
Interest income	4,211.80	1,500.00
Other income - Refund of Property Taxes	<u>2,552.27</u>	<u>0.00</u>
Total Cash Receipts	<u>52,336.27</u>	<u>48,280.00</u>
CASH DISBURSEMENTS		
Accounting	300.00	300.00
Administration:		
Office supplies	1,228.75	1,000.00
Postage	332.22	300.00
Secretarial	205.00	150.00
Long-distance telephone	168.11	250.00
Travel		100.00
Miscellaneous	617.70	500.00
Newsletter - postage & copying	1,279.32	1,000.00
Social events and annual meeting	383.92	300.00
Donations - fire department	10,000.00	10,000.00
Environmental	37.54	1,000.00
Insurance	2,791.00	2,800.00
Legal fees	3,324.53	3,000.00
Membership	255.00	250.00
Property taxes	120.22	140.00
Road maintenance:		
Payroll, payroll taxes & insurance	5,821.90	5,600.00
Education & training		580.00
Road base & supplies	9,861.46	9,960.00
Bulwark Ridge		3,200.00
Addition to Equipment Fund		1,000.00
Fuel - equipment	1,256.03	2,000.00
Repairs & maintenance - equipment	<u>3,308.60</u>	<u>1,000.00</u>
Total Disbursements	<u>41,289.30</u>	<u>44,430.00</u>
Excess of Cash Receipts over Cash Disbursements	11,046.97	<u>\$3,850.00</u>
Cash balances January 1, 1997	<u>65,061.13</u>	
Cash balances December 31, 1997	<u>\$76,108.10</u>	
	=====	

NOTE

The budgeted excess of cash receipts over disbursements is to be allocated to:

General Unrestricted Funds	(\$4,888.00)
Bulwark Ridge Fund	(3,262.00)
Open Space Fund	<u>12,000.00</u>
Total	<u>\$3,850.00</u>

**RETREAT LANDOWNERS ASSOCIATION
STATEMENT OF CHANGES IN FUND BALANCES
JANUARY 1, 1995 THROUGH DECEMBER 31, 1997**

	TOTAL EQUITY	UNRESTRICTED FUNDS	BLDG FUND	EQUIP. FUND	BLWRK RIDGE FUND	OPEN SPACE FUND	EQUIP.
BALANCES 12/31/94	\$43,720	\$11,223		\$2,000		\$12,172	\$18,325
1995 ACTIVITY:							
OPERATIONS	17,267	17,267					
INTEREST	1,800	941				859	
DEPRECIATION	(14,787)						(14,787)
TRANSFERS:							
BUILDING FUND	0	(500)	500				
OPEN SPACE	0	(12,000)				12,000	
BALANCES 12/31/95	48,000	16,931	500	2,000	0	25,031	3,538
1996 ACTIVITY:							
OPERATIONS	13,757	13,757					
INTEREST	3,580	1,778			28	1,776	
BULWARK RIDGE	3,262	3,262					
DEPRECIATION	(1,011)						(1,011)
TRANSFERS:							
OPEN SPACE	0	(12,000)				12,000	
BULWARK RIDGE	0	(3,262)			3,262		
BALANCES 12/31/96	67,588	20,466	500	2,000	3,288	38,607	2,527
1997 ACTIVITY:							
OPERATIONS	6,835	7,335	(500)				
INTEREST	4,212	1,557			164	2,481	
DEPRECIATION	(722)						(722)
TRANSFERS:							
EQUIPMENT FUND		(1,000)		1,000			
OPEN SPACE	0	(12,000)				12,000	
BALANCES 12/31/97	\$77,913	\$16,368	\$0	\$3,000	\$3,452	\$53,298	\$1,805

Equity consists of the total of all funds plus the net book value of equipment
"Unrestricted Funds" consists of undesignated cash from current operations
and prior year surpluses.

The Building Fund and the Equipment Fund are Board designated funds.

The Bulwark Ridge & Open Space funds have been designated by general membership.

RLA Check Register
11/22/97 Through 12/31/97

1/9/98
RLA-Checking

Page 1

Date	Num	Description	Memo	Category	Clr	Amount
<u>Checking</u>						
11/22/97	3462	MARCELLA BICK...	POSTAGE & SUP...	--Split--	x	-30.57
11/24/97	3463	Collins Cashway	New Shed	--Split--	x	-908.72
11/24/97	3464	Vicki McCoy	Secretarial -...	--Split--	x	-20.00
11/24/97	3465	Jennie Esarey	Secretary - J...	Administratio...	x	-100.00
11/24/97	3466	SHIRLEY TURPIN	SECRETARY	Administratio...	x	-20.00
11/24/97	3467	BILL WIDMAIER	COPIES & SUPP...	Administratio...	x	-14.84
12/2/97	3468	AT&T	PHONE	Administratio...	x	-23.53
12/6/97	3469	Ron Ellis	Snow Removal	Road Maint	x	-90.00
12/6/97	3470	Vicki McCoy	Secretarial -...	--Split--	x	-89.39
12/11/97	3471	HOBART OFFICE...	COPIES & SUPP...	--Split--	x	-61.99
12/23/97	3472	Jennie Esarey	Secretary - J...	Administratio...		-25.00
12/23/97	3473	JIM BOYD	Wheel Casting...	--Split--		-286.98
12/23/97	3474	AT&T	PHONE	Administratio...		-23.53
12/11/97		Bank One	Transfer from...	{MM1 - Unapprop}	x	500.00
11/24/97		R. Libner	Newsletter Su...	Other Income	x	5.00
12/31/97		Bank One	Bank Charges	BANK CHARGES	x	-7.00
Total Checking						<u>-1,196.55</u>

RLA BOARD OF DIRECTORS MEETING

March 28, 1998

The meeting was held at the Bicknell Residents

PRESENT: Marcella Bicknell, President; Board Members: Dale Alps, John Barlow, Steve Little, Eugene Pfeif; and Marcille Trahan; and Al Cunningham Recording Secretary. Committee Chairmen: Ken Cooper, Assistant Treasurer; Vicki McCoy, Newsletter Editor; and Janice Tate, Corresponding Secretary. Landowners present: Marcia Cooper, Janice Ricker, Duke Sumonia, and Ron Tate.

Marcella called the meeting to order at 9:35 a.m.
The agenda for the meeting was accepted as is.

APPROVAL OF MINUTES: Marcille Trahan moved that the minutes of the January 17, 1998 meeting be approved. Steve Little second, motion passed.

LANDOWNER COMMENTS: Vicki McCoy requested a 20 mph sign be installed on Miller Fork Road where it starts at Dunraven Glade Road. Vicki stated because the county has Dunraven Glade Road posted at 25 mph there should be a 20 mph sign coming into the Retreat. Janice Ricker also requested a 20 mph sign at the beginning of Bulwark Ridge Road.

BOARD MEMBER REMARKS: Dale Alps stated he had received a call from a member concerning the covering of their propane tank. The member stated that his tank had been there 9 years and it is hard to see. Dale reminded the member that it is a covenant rule and should be covered. Marcella Bicknell and Steve Little stated they had also received similar comments from the member.

REPORTS:

Treasurer: Marcille Trahan gave the treasurer's report for Bill Widmaier. Cash balances as of March 20, 1998 were: Checking \$3,459.23, Savings \$105,328.58 for a total of \$108,787.81. As of March 20, 1998, \$36,795 in assessments has been received. Cash disbursements year to date March 20, 1998 total \$5,059.05. Treasurer's report is attached.

Assistant Treasurer: Ken Cooper reported as of March 23 there were five landowners who had failed to pay any portion of their 1998 RLA assessments. The Board suggests that Ken send another letter to these members. Assistant Treasurer's report is attached.

Architectural Control Committee: Marcella Bicknell gave the ACC report. Steve Little moved that a 6 month extension be granted the Squires for completion of the exterior of their home. John Barlow second, motion passed. Steve Little commented on the failure of the gazebo to meet set back requirements. Marcella suggested the ACC look into the matter. ACC report is attached.

Environmental Committee: Report to be published in the newsletter.

Roads Committee: Steve Little commented on the large snow we had and the cost of snow removal. Dale Alps compared the cost of the snow removal and the cost of maintenance of the roadgrader and back hoe.

RLA BOARD OF DIRECTORS MEETING

March 28, 1998

Road Committee (cont): John Barlow is to pursue certificate of insurance from Ron Ellis. Steve Little states the storage shed is level and all equipment from Jim Boyd has been stored in shed. Steve would like to see a real effort to pull ditches and apply road base. John Barlow states he is in favor of hiring out the grading. John also stated the snow removal by Ron Ellis has left the roads in better condition than using the roadgrader. Dale Alps made a motion that Schmidt Earth Builders do spring and fall grading and apply road base for 1998. Gene Pfeif second. Steve Little made a friendly amendment to let the road committee make the decision on when and by whom grading and road base would be done. Dale and Gene agreed to the amendment. Motion passed.

Corresponding Secretary: No report

Newsletter Editor: Vicki McCoy reported that Bob Clarke had given her a diagram of a water storage tank to put in the newsletter if she liked. Marcella suggested that we keep this information until we get farther along with the water storage project and then we may put something about the water storage project in the newsletter. Marcella Bicknell provided the article in the newsletter about the paving of Dunraven Glade Road.

Welcoming Committee: No report. Marcella stated that Frances Cunningham had taken cookies to John Craig.

Open Space Committee: Marcella reported that the committee met and a letter was sent to Susan Lisnick Estes-Poudre Ranger District stating that the RLA was still interested in land exchange agreement should the one with the Carpenters not take place. A letter was sent to all the landowners whose property joins the forests service to keep them informed as to what was going on.

Nominating Committee: Marcille Trahan reported the committee met prior to the winter potluck. All the committee members were introduced to the membership at the potluck. There are four candidates for the Board positions they are: Joanne Gilbaugh, Gene Pfeif, Marcille Trahan, and Terry Tuttle.

The meeting recessed at 10:45 for ten minutes.

Old Business:

Bulwark Ridge "Association": Marcille Trahan reported there seems to be some confusion regarding which properties constitute the Bulwark Ridge Owners Association. Steve Little moved to authorize Marcille to contact Ed Guiducci, RLA attorney, to resolve this issue and the expenses should be charged against the \$3,000 the Bulwark Ridge Association provided the RLA as part of the merger. Dale Alps second. John Barlow suggested to drop all lots that are not served by Retreat roads. Dale Alps suggested to ask the lawyer to state the cost of finishing up the legal aspects of this situation. Motion passed. John Barlow opposed. Bulwark Ridge report is attached.

RLA BOARD OF DIRECTORS MEETING

March 28, 1998

Covenant Violations: Marcella reviewed a letter from Mr. Sanders about the tree that was cut down on his property. The party that cut the tree down has written a letter of apology to Mr. Sanders. Steve Little stated there were two propane tanks not covered.

Proxy Committee Report: The committee will have a report for the Board Meeting in May.

Annual Meeting Arrangements: Done. There will be a potluck before the meeting.

Community Associations Institute "Basic

Course Workshop": Marcella reported that Steve Little and Marv Gee were snowed in and didn't get to attend. The CAI is going to have another session and will apply the fee to next time.

Water Update: Marcella Bicknell reported that we are working with the state engineer's district office who is advising us of the water regulations. Marcella stated that the RLA's responsibility for filings 1 and 2 in regard to ponds is to keep the membership informed. Filings 3, 4, 5, and Bulwark Ridge are different than filings 1 and 2. Marcille Trahan asked about livestock watering. Steve Little moved the Board write an advisory letter to all owners of livestock in the Retreat advising them of the use of water. Marcille Trahan second. Motion passed, Dale Alps abstained. Steve Little and John Barlow will verify who owns livestock in the Retreat. Marcella suggested to send a letter about the water usage in the Retreat and all other items of importance to Realtors. Marcille Trahan moved to send letter to the Realtors. Steve Little second, motion passed.

New Business: Marcille Trahan reported someone was interested in property in the Retreat and wanted to hold seminars on the property and wanted to know if this would be considered a business. Steve Little stated it would be. Marcella asked to table this issue until a later date.

Standing Rules: Steve Little moved to adopt standing rules. Marcille second, motion passed.

John Barlow moved to extend the meeting 10 minutes. Steve Little second, motion passed.

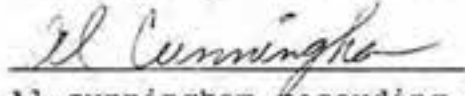
Landowners Comments: Janice Ricker commented that Ron Ellis was doing a very good job of snow removal. Janice also appealed for road base for Bulwark Ridge. Ken Cooper complimented the Board on the potluck. Janice Tate stated Dick Weinmeister would be willing to help train Al Cunningham on the roadgrader, and also would help on the maintenance. Janice also suggested not to sell the road equipment as of yet. Janice asked if the ACC had given an extension to the Dyer lot.

RLA BOARD OF DIRECTORS MEETING

March 28, 1998

Landowner Comments (cont): Duke Sumonia asked if there were any plans to remedy the water runoff problem on Elkridge and Dunraven Glade. Duke commented McMan was getting a map on what roads are public roads in the Retreat. Steve Little commented on finding two youths from Greeley who had built a fire in the cul-de-sac on Saddle Ct.

Meeting adjourned at 12:15.



Al Cunningham recording secretary

Approved _____

RETREAT LANDOWNERS ASSOCIATION
TREASURER'S REPORT
March 28, 1998

Cash balances at March 20, 1998 were:	Checking	\$ 3,459.23
	Savings	105,328.58
	Total cash	\$ 108,787.81

As of March 20, 1998, \$36,795 in assessments has been received. Total 1998 assessments are budgeted at \$39,035. (Expected total assessments should probably be 209 X \$185 which equals \$38,665).

Cash disbursements year to date March 20, 1998 total \$5,059.05.

Enclosed is the Statement of Changes in Fund Balances

Also enclosed is a schedule of checking account activity since the January 1998 Board meeting. Some of the disbursement items included in that schedule are:

Annual insurance premium (no change from last year)	\$2,815
The payment to Ron Ellis consisted of	
Snow removal	\$420
Ron's assessment & fees	(185)
Annual membership dues - Estes Valley Improvement Assn	\$25

for \$ 244
I am holding a statement from Guiducci & Guiducci for legal expenses through January 31, 1998. I have not paid this since Guiducci says he will issue a \$300 credit to RLA.

Bill Widmaier
Treasurer

RETREAT LANDOWNERS ASSOCIATION, INC.

**BALANCE SHEET (CASH BASIS)
March 20, 1998**

ASSETS

CASH ON HAND AND IN BANK

Petty Cash	\$0.00
Checking	3,459.23
Savings	<u>105,328.58</u>
Total	<u>108,787.81</u>

EQUIPMENT

Old Equipment	7,000.00
Road Grader (purchased 1992)	<u>11,325.00</u>
	18,325.00
Less: Accumulated Depreciation	<u>(16,520.00)</u>
Total	<u>1,805.00</u>

Total Assets \$110,592.81

LIABILITIES

LIABILITIES

Payroll Taxes Payable	<u>\$0.00</u>
Total Liabilities	<u>0.00</u>

NET ASSETS

110,592.81

Total Liabilities & Net Assets \$110,592.81

Net Assets Consist of:

Unrestricted Funds	\$33,011.41
Contingency Fund	16,000.00
Equipment Fund	3,000.00
Bulwark Ridge Fund	3,478.79
Open Space Fund	53,297.61
Depreciated Cost of Equipment	1,805.00
Total	<u>\$110,592.81</u>

NOTE:

In accordance with generally accepted accounting principles, assets are recorded at cost less accumulated depreciation. Assets owned by the Association include roads and common areas which have no cost basis but have estimated replacement values as follows:

Common Areas	\$41,800.00
Roads	<u>1,200,000.00</u>
Total	<u>\$1,241,800.00</u>

RETREAT LANDOWNERS ASSOCIATION, INC.

**STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
January 1, 1998 Through March 20, 1998**

	ACTUAL	1998 BUDGET
CASH RECEIPTS:		
Landowners' assessments	\$36,795.00	\$39,035.00
Transfer fees	200.00	0.00
Interest income	733.76	3,000.00
Other income	10.00	0.00
Total Cash Receipts	<u>37,738.76</u>	<u>42,035.00</u>
 CASH DISBURSEMENTS		
Accounting		350.00
Administration:		
Office supplies	104.35	1,200.00
Postage	165.81	325.00
Secretarial	20.00	150.00
Long Distance Telephone	41.65	150.00
Travel		100.00
Miscellaneous	291.08	400.00
Newsletter Postage & Copying	169.92	1,200.00
Social Events & Annual Meeting	57.19	400.00
Donations - fire department		10,000.00
Environmental		1,000.00
Insurance	2,815.00	2,800.00
Legal fees	56.75	3,500.00
Membership	25.00	260.00
Property taxes		0.00
Road maintenance		
Payroll, Payroll Taxes & Insurance	387.50	3,600.00
Snow Removal	810.00	2,000.00
Road Admin. & Certification Training	110.00	500.00
Road Base & Supplies		9,000.00
Equipment Repairs & Maintenance	4.80	2,500.00
Equipment Fuel		1,500.00
Total Cash Disbursements	<u>5,059.05</u>	<u>40,935.00</u>
 Excess of Cash Receipts over Cash Disbursements	32,679.71	\$1,100.00 =====
 Cash balances January 1, 1998	76,108.10	
Cash balance March 20, 1998	<u>\$108,787.81</u> =====	

NOTE

The budgeted excess of cash receipts over disbursements is to be allocated to:

General Reserves	\$100.00
Equipment Fund	1,000.00
Total	<u>\$1,100.00</u>

**RETREAT LANDOWNERS ASSOCIATION
STATEMENT OF CHANGES IN FUND BALANCES
JANUARY 1, 1995 THROUGH MARCH 20, 1998**

	NET ASSETS	UNRESTRICT FUNDS	CONTING. FUND	BLDG FUND	EQUIP. FUND	BLWRK RIDGE FUND	OPEN SPACE FUND	EQUIP. FUND
BALANCES 12/31/94	\$43,720	\$11,223			\$2,000		\$12,172	\$18,325
1995 ACTIVITY:								
OPERATIONS	17,267	17,267						
INTEREST	1,800	941					859	
DEPRECIATION	(14,787)							(14,787)
TRANSFERS:								
BUILDING FUND	0	(500)		500				
OPEN SPACE	0	(12,000)					12,000	
BALANCES 12/31/95	48,000	16,931		500	2,000	0	25,031	3,538
1996 ACTIVITY:								
OPERATIONS	13,757	13,757						
INTEREST	3,580	1,778				26	1,776	
BULWARK RIDGE	3,262	3,262						
DEPRECIATION	(1,011)							(1,011)
TRANSFERS:								
OPEN SPACE	0	(12,000)					12,000	
BULWARK RIDGE	0	(3,262)				3,262		
BALANCES 12/31/96	67,588	20,466		500	2,000	3,268	38,807	2,527
1997 ACTIVITY:								
OPERATIONS	6,835	7,336		(500)				
INTEREST	4,212	1,567				164	2,491	
DEPRECIATION	(722)							(722)
TRANSFERS:								
EQUIPMENT FUND	0	(1,000)			1,000			
OPEN SPACE	0	(12,000)					12,000	
BALANCES 12/31/97	77,913	16,366		0	3,000	3,462	53,298	1,805
1998 ACTIVITY:								
OPERATIONS	31,946	31,946						
INTEREST	734	707				27		
DEPRECIATION								
TRANSFERS:								
EQUIPMENT FUND	0	(16,000)	16,000					
OPEN SPACE								
BALANCES 03/20/98	\$110,593	\$33,011	\$16,000	\$0	\$3,000	\$3,479	\$53,298	\$1,805

The Contingency, Building and Equipment Funds are Board designated funds.
The Bulwark Ridge & Open Space funds have been designated by general membership.

RLA Check Register
1/15/98 Through 3/21/98

3/21/98

Page 1

RLA-Checking

Date	Num	Description	Memo	Category	Clr	Amount
<u>Checking</u>						
1/16/98	3483	Internal Reve...	FICA TAXES	--Split--	x	-47.54
1/16/98	3484	Internal Reve...	Unemployment Tax	--Split--	x	-39.26
1/16/98	3485	Colorado Stat...	COLO. UNEMPL....	Payroll:Comp ...	x	-8.70
1/17/98	3486	MARCELLA BICK...	Publications ...	--Split--	x	-126.86
1/17/98	3487	First Nationa...	Safe Deposit Box	Administratio...	x	-44.40
1/17/98	3488	SHIRLEY TURPIN	SECRETARY	Administratio...	x	-20.00
1/17/98	3489	COMMUNITY ASS...	Seminar	Education	x	-110.00
1/17/98	3490	BILL WIDMAIER	COPIES & SUPP...	Administratio...	x	-7.64
1/20/98	3491	Colorado MACH...	Backhoe Starter	REPAIRS -EQUIP	x	-4.80
1/26/98	3492	POSTMASTER	p.o. Box Rent	Administratio...	x	-36.00
2/2/98	3493	Bank One	Transfer to S...	[MM1 - Unapprop]	x	-6,000.00
2/2/98	3494	Victoria McCoy	Postage - New...	--Split--	x	-70.40
2/3/98	3495	RIEDMAN CORP	Insurance ann...	Insurance	x	-2,815.00
2/9/98	3496	Victoria McCoy	Postage - New...	--Split--	x	-4.52
2/20/98	3497	Bank One	Transfer to S...	[MM1 - Unapprop]	x	-5,000.00
2/23/98	3498	Estes Valley ...	MEMBERSHIP DUES	Membership	x	-25.00
3/4/98	3499	Bank One	Transfer to S...	[MM1 - Unapprop]	x	-8,000.00
3/4/98	3500	AT&T	PHONE	Administratio...		-41.65
3/7/98	3501	HOBART OFFICE...	COPIES & SUPP...	--Split--		-128.62
3/11/98	3502	KEN COOPER	supplies	--Split--		-23.08
3/11/98	3503	Ron Ellis	Snow Removal ...	--Split--		-223.92
3/11/98	3504	COMMUNITY CHU...	Pot Luck	Social Events		-50.00
3/19/98	3505	MARCELLA BICK...	POT LUCK & SU...	--Split--		-95.32
1/30/98		Service Charge		BANK CHARGES	x	-11.00
2/2/98		E. Conrad	Advertising	Other Income	x	10.00
2/16/98	DEP	Landowners	Assessments	--Split--	x	1,950.00
2/23/98	DEP	Landowners	Assessments	--Split--	x	1,850.00
2/27/98	DEP	Landowners	Assessments	--Split--		1,990.00
3/2/98	DEP	Landowners	Assessments	--Split--		1,950.00
2/11/98	DEP	Landowners	Assessments	--Split--	x	1,948.94
2/4/98	DEP	Landowners	Assessments	--Split--	x	1,395.00
3/5/98	DEP	Landowners	Assessments	--Split--		1,770.22
2/2/98	DEP	Landowners	Assessments	--Split--	x	1,665.00
2/2/98	DEP	Landowners	NSF Check & S...	--Split--	x	-187.00
1/28/98	DEP	Landowners	Assessmts & L...	--Split--	x	3,151.44
1/21/98	DEP	Landowners	Assessments	--Split--	x	2,397.50
1/15/98	DEP	Landowners	Assessments	--Split--	x	2,415.00
Total Checking						-627.61

MEMO

DATE: March 28, 1998
TO: RLA Board of Directors
FROM: Ken Cooper, Assistant Treasurer

1. Membership update: As of March 23 only one property had changed ownership since the last meeting of the Board in January. Paul and Sally Whyard purchased 2:60 from Dobbins in February.

2. Dues payments: As of March 23 there were five landowners who had failed to pay any portion of their 1998 RLA assessments, or to correspond as to their intent to do so in the immediate future. These members are Borek (1:42), Geldes (3:23), Gooch (2:43), Lauban (4:4) and Matlock (1:39). The next step would normally be a collection letter sent by our attorney, to be followed (if no response) by the filing of liens. Prior to incurring the cost of attorney collection letters I could, if authorized by the Board, try one more personalized request to these members.

There were also ~~two~~^{three} partial payments still outstanding as of March 23.

3. With the exception of Geldes (who paid only 50% of last year's dues and ultimately had a lien filed) all late fees carried over from 1997 were paid along with this year's dues. I received one negative comment on the billing of late fees.

4. There have been six payments for 1998 dues postmarked subsequent to March 1, four of which included appropriate late fees. The other two members have been sent a letter requesting the balance be paid to clear their account.

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

March 18, 1998

TO: RLA Board of Directors

FROM: Architectural Control Committee

The ACC wishes to report to the board on its activities since the last report dated January 15, 1997 which should have been 1998. As reported at that time, an application for a log cabin to be built on Lot 13, Filing 3 on Dunraven Glade Road for Kenneth & Patricia James had just been received. The application has since been approved. A survey plat done by a licensed surveyor indicates the proper setback. It should be noted that this lot was bisected by the resurvey leaving a very limited area for building. The Lincoln Logs have not yet arrived.

An application to build a carport next to the existing garage was received from Earl Runnels, Lot 64, Filing 1, 777 Dunraven Glade Road. The lower portion of the port would be an earth berm shielding the majority of the contents from the road. Approval has been given.

Enclosed is a request for a six month waiver for the exterior construction from Rob & Kathy Squires. The waiver would be for Covenant 6 which requires that the exterior be completed within one year from the time such construction was initiated. The letter speaks for itself, and the ACC recommends that the Board of Directors grant the waiver.

Also enclosed is a copy of a letter from the ACC to member Duke Sumonia concerning past actions and matters.

The ACC is unaware of any immediate plans for cabin construction.

Respectfully submitted,

Dennis R. Bicknell
For The ACC
ACCBDMRS

Bulwark Ridge Update
Marcy Trahan
March, 1998

I have received only one communication since our January Board meeting. On March 10, I received a letter from William Kaufman, an attorney representing the Ballard's requesting that his clients be allowed to withdraw from both associations. Attached was a copy of a letter from Thomas Maitland indicating that the property was included in the original Bulwark Ridge properties by mistake. Three telephone attempts to reach Mr. Kaufman have been unsuccessful.

From this and previous conversations with the owners of the outside properties in question, it would appear that none of the Articles of Incorporation, by-laws, covenants or agreements were attached to the deeds of their properties. However, these items are attached to the six properties contiguous to the Retreat. It is my belief that at the time of incorporation, the Maitlands lumped a number of miscellaneous properties along with our six under the umbrella of the Bulwark Ridge Owners Association. It is also my understanding that at one time the six properties were intended to be Filing 6 of the Retreat.

When one examines the various legal documents regarding BROA, there seems to be confusion regarding exactly which properties constitute the Bulwark Ridge Owners Association or to which properties the documents apply.

- The Declaration of Covenants (5-9-78) defines the "property" as Exhibit A. But under item 4, it describes the Property as being adjacent to and abutting the Retreat and that Retreat roads provide the only access to the property. However, as we now know all the properties but the six are outside the Retreat boundaries.
- The August 1, 1978 agreement between RLA, Maitlands, and BROA applied to lands owned by Maitland described in Article A, "lying generally to the north and west of the Retreat . . . and are accessible . . . only by traversing the roadway system of the Retreat."

Throughout these documents, the focus and intent appears to be on our six properties that are adjacent and abut the Retreat. For quite a number of years, Ruth Maitland has maintained that she owned no property in BROA and therefore would no longer pay dues. It would appear that even in their own minds, the Maitlands considered BROA to consist of only our six properties contiguous to the Retreat. I have asked Tom Maitland for some sort of clarification on this point.

Since all of the legal documents run with the land and are attached to our six properties, but do not appear to have been attached to the other "outside" properties, it would seem to me that these "outside" properties can not be legally bound by them. (However, I am not a lawyer.)

The spirit and intent of the merger vote by both RLA and BROA was to unite these six properties with the Retreat into one unit. It seems to me that this was done when BROA (the six properties) approved the merger unanimously on June 29, 1996 and RLA approved the merger by a majority vote at the annual July meetings in both 1996 and 1997.

At issue here is how to exclude the outside BROA properties that are not adjacent to the Retreat and that have never paid assessments or received benefits from either RLA or BROA? I still believe that the most expedient way to do this is to allow BROA to lapse as a corporation or to officially dissolve it. This action would, I believe, release both the RLA and the outside properties from obligation. I do not believe any of these outside property owners would object to this action.

However, since covenants, agreements, etc., are attached to our six properties and that each property owner approved merging with the RLA, I believe that the lapse of the corporate status of BROA would not change things. I have not contacted Guiducci regarding any of the above options at this point. I am very concerned with the legal expenses in this regard and request direction from the Board.

RLA BOARD OF DIRECTORS MEETING

May 16, 1998

Present:

Board Members: Dale Alps, John Barlow, Marvin Gee, Steve Little, Gene Pfeif, Marcille Trahan

Committee Heads: John Barlow, Steve Little, Graham Fowler

Treasurer: William Widmaier

Corresponding Secretary: Janice Tate

Recording Secretary: Shirley Neely-Turpin

Landowners: Victoria Mc Coy, Carol Pfeif, Richard Stolte, Sandra Stolte, Duke Sumonia

The meeting was called to order at 9:35 A.M. by Vice-President, Marvin Gee. President Marcella Bicknell did not attend because of her Mother's illness.

VICE-PRESIDENT'S COMMENTS: Mr. Gee stated that we do have a quorum and added the Fire Department to the agenda under New Business. A change was made in the minutes from the March Board Meeting. On page 3, under the water update, it should read, "well use and ponds".

LANDOWNER'S COMMENTS: Ms McCoy pointed out that in the March minutes there is a reference to "the gazebo". She suggested that more identification is needed. The location of the gazebo, filing 2, lot 54, will be added to the minutes.

Mr. Stolte commented on the on-going problem of loose and barking dogs.

MINUTES: The minutes of the March Board meeting were approved as corrected.

BOARD MEMBERS REMARKS: Everyone wished John Barlow a Happy Birthday. A moment of silence was observed for Marcella's Mother.

TREASURER'S REPORT: Mr. Widmaier's report is attached. There was some discussion regarding \$110.00 listed as Road Admin. and Certification Training. It was agreed that the amount be moved to Memberships. It was the consensus of the Board that the \$10,000 contribution to the Glen Haven Fire Department be sent at this time. Also, the \$100 for the use of the Big Thompson Canyon Association Building for the annual meeting will be paid now. A motion was made to accept the Treasurer's report. It was seconded and carried.

ASSISTANT TREASURER'S REPORT. Mr. Cooper was not present. A memo is attached. Mr. Gee stated that the last assessment still unpaid is for the Laubhan property. Mr. Cooper has contacted the realtor and written to the owner and it has not been paid. Sale is pending on the property. A motion was made to file a lien on the property so that at the time of sale the RLA would receive the assessment plus interest accrued. The motion was seconded and carried.

ARCHITECTURAL CONTROL COMMITTEE: Mr. Bicknell's report is attached. There was some discussion about a "bunk house" being built on the Dingler property. The question raised was whether or not this would be considered a second dwelling. It was pointed out that it would have to have plumbing. Mr. Gee stated that he would discuss the status of the building with Mr. Bicknell.

ENVIRONMENTAL COMMITTEE: Mr. Fowler indicated that he had sent some articles to Marcella for possible inclusion in the next Newsletter. One concerns spraying for the Douglas fir beetle. He also presented two items for discussion; stocking Miller Fork Creek with trout and weed abatement in the Retreat.

Mr. Fowler stated that \$1000.00 has been budgeted for trout stocking and that it could be done for about \$750.00. There was some discussion about if and when this would be done.

The Estes Valley Improvement Association has grant money for weed control and would like to know if the RLA would like to be a part of it. There was discussion about allocating funds, methods to be used and areas involved. Mr. Gee suggested putting these two items under New Business.

ROADS COMMITTEE: Report is attached. Mr. Little indicated that the Jansma proposal had been accepted. The cost would be around \$4,400.00 for grading and pulling ditches on all twelve miles of roads. Road base and stone would be put down where needed. Culverts will be put in or modified. The estimated cost of the entire job would be around \$8,000.00 or \$9,000.00. Hopefully, this kind of work could be done once a year with some touch up done in the fall. This work would begin around June 1st. We will maintain our present equipment and Al Cunningham will be trained to run the grader, and will work as a volunteer. There are funds available for any equipment maintenance or repair which may be needed in the future.

Mr. Sumonia raised a question about the county requiring a permit for road grading. It was noted that this ordinance had not been adopted and road maintenance would not require permits.

Mr. Fowler mentioned the need for delineator posts at dangerous spots on the roads. The road committee will take note of this suggestion.

CORRESPONDING SECRETARY: Ms. Tate mentioned that the Welch's house has been sold and the new owners will be moving in on May 20th. She saw the realtor and mentioned the transfer fee.

NEWSLETTER EDITOR: Ms. McCoy stated that she needs a proxy form and profiles from two Board candidates. Ms. Trahan said that she had reminded the

candidates that these statements are needed by May 15th. Ms. McCoy asked if there would be Board motions for the Newsletter. Mr. Gee indicated that the one regarding the Fire Department would be available today. Information about Fire Days is needed. John Manchester would have this information. Mr. Gee complimented Ms. McCoy on the last Newsletter..

FIRE DEPARTMENT: Work on water storage continues. Dennis Bicknell and Bob Clark are on the committee and are ready to follow Fire Department instructions. ISO inspection is scheduled for June 19 and 20. Tom Housewright says that 85% of the area covered by the department is approved for an 8 rating. The 1997 report is close to being finished. Would the RLA be willing to put this report in the Newsletter? It would be both sides of two pages. The GHSVFD also asks if the Road Committee could look into widening the curves at Miller Fork and Bulwark Ridge and Miller Fork and Copper Hill. The tanker cannot get around these curves without backing up which wastes time.

The Wildfire Evacuation Plan for The Retreat will be ready for the annual meeting.

There was some discussion about putting the entire GHAVFD report in the Newsletter. Because of its length, it was suggested that a summary of the report would be sufficient for the Newsletter. Mr. Gee will follow up on this with Mr. Housewright.

NOMINATING COMMITTEE FINAL REPORT: The candidates are: Joann Gilbaugh, Gene Pfeif, Terry Tuttle and Marcille Trahan. We need to have a new Nominating Committee named. This will have to be done at the Board meeting before the Annual Meeting.

OLD BUSINESS

BULWARK RIDGE ASSOCIATION: Ms. Trahan reported that if the Ballards do not have any Bulwark Ridge documents attached to their title, then they would not be accountable to any of the covenants. Mr. Guiducci stated that it is highly likely that these documents have not been attached to any of the properties. Therefore, it would be safe to assume that these properties are not constrained by anything that we are trying to do with the merger.

Ms. Trahan met with Mr. Widmaier regarding the lawyer fees. It had been moved that the costs of the title search come from Bulwark Ridge funds. A total of \$717.00 should be authorized to be transferred from Bulwark Ridge into the RLA general account or legal expenses. Mr. Gee indicated that this would be discussed under New Business.

Mr. Little raised the question was raised concerning Bulwark Ridge roads and the RLA's responsibility for them. He asked for clarification of this matter before a merger should take place.

COVENANT VIOLATIONS: Letters had been sent to several property owners regarding covering propane tanks. All except the Geldes have been taken care of.

There was some discussion about the Olsen's tank, which is under a deck but still visible from the road. The board agreed that Mr. Bicknell should speak to the people about screening it before a letter is sent.

We now have the name and number of the people who provide trailer storage at the East entrance. This information should be given to Mr. Nelson who still has a trailer on his property.

The board agreed that another letter would be sent to Mr. Geldes, asking him to inform the Board as to when his tank will be covered.

PROXY COMMITTEE REPORT: Report attached. There was some discussion about what the proxy is allowed to vote on. The Board agreed that anything brought up from the floor or anything that has been substantially modified cannot be voted on by proxy. A copy of the proxy form will be published in the Newsletter.

WATER UPDATE: Mr. Gee's letter is attached. There was some discussion regarding water use for horses and the importance of compliance with Retreat covenants and the Water Board.

ANNUAL MEETING: The check for the Big Thompson Canyon building will be delivered today. There will be a Potluck lunch before the meeting. Beverages and cups will be supplied. Fans will be needed. Some people said they could provide a fan.

A break was taken and 10:45. The meeting resumed at 10:55

NEW BUSINESS

ENVIRONMENTAL: Mr. Little made a motion that we spend \$500.00 on trout restocking and \$200.00 on weed control. It was seconded. There was discussion about the methods of weed eradication and if the EVIA would come onto private property. There was some opposition to using chemicals. Alternative methods were discussed. A question was raised about voting for the two items in the same motion. Mr. Little withdrew the first motion and made two motions. The first motion was to spend \$250.00 on the weed eradication program. The motion was seconded and carried. The second motion was to spend \$500 on trout stocking. It was seconded. There was discussion about the amount. Also, there was opposition to the idea of stocking the creek, because it could lead to people trespassing on private property. It was suggested that more input from RLA members is needed. The vote on the motion was one for and four against. The matter will be discussed at the annual meeting.

ROAD SIGNS: There was some discussion regarding 20 mile an hour road signs. Mr. Alps raised the question that 20 miles an hour might be too fast on some roads. Mr. Barlow suggested that signs such as SLOW or DANGEROUS CURVE might be more effective. The Road Committee will come back with recommendations.

COMMERCIAL BUSINESS: The question of commercial business operating in

The Retreat was discussed. Mr. Gee pointed out that any business which would generate vehicular traffic on the private roads should be discouraged. Mr. Gee pointed out that this is covered only under the nuisance covenant. Ms. Tate mentioned that in the past a property owner had ceased operating a business at the Board's request because of the traffic problem. She suggested setting up a resolution notebook to clarify such matters. Mr. Gee suggested tabling the item until there is more input.

DYER BUILDING STATUS: Mr. Dyer had a heart attack last fall and will have to hire people to complete projects. A motion was made that the Board send a letter to Mr. Dyer, requesting a specific plan of action of completing the exterior of his home. If he cannot meet this request, then he would have to request a variance. The motion was seconded and carried.

BULWARK RIDGE FEE: It was moved that \$717.00 be moved from the Bulwark Ridge fund into our unrestricted funds. The motion was seconded and carried.

REALTOR LETTER: A copy of a letter regarding Retreat covenants and assessments to be sent to realtors was reviewed. It was drafted after it came to the attention of the Board that some realtors were giving incorrect information to prospective property buyers. Mr. Barlow suggested adding "an annual assessment is collected for the purpose of, primarily, road maintenance." Mr. Alps added that a \$100.00 transfer fee is collected from the seller. The sending of the letter will be announced in the Newsletter. The letter was drafted by Ms. Bicknell, Mr. Cooper and Mr. Gee.

FIRE DEPARTMENT: Mr. Gee stated that we need to submit to the annual meeting our desire for funding for the Fire Department until the end of 1999. There was discussion about how many years should the funding cover. Our use of their services has increased and their water storage project is expensive. Mr. Little moved that we present a motion at the annual meeting that in addition to our assessment to collect \$50.00 per landowner, per year for the next three years for the support of the GHAVFD. The motion was seconded. Mr. Widmaier pointed out that the contribution would be tax exempt. The wording of the motion was amended to read "as a contribution to" instead of "for the support of". The motion carried. It will be stated in the Newsletter that 1999 will be the 5th year that we have made this contribution.

OPEN SPACE: Mr. asked for a consensus from the Board regarding its position on the Open Space in case someone from the floor recommends that something be done with the Open Space funds. Mr. Alps suggested that this question be brought up at the Board meeting before the annual meeting, because the situation could change by then.

REQUEST FOR FINANCIAL STATEMENT: A landowner had requested a complete financial statement for 1997. There was some discussion about the request. At 11:42 it was moved that the meeting be extended for five more minutes. After more

discussion, Mr. Little moved that any member may request a financial statement that is handed out at the annual meeting at any time of the year. The motion was seconded and carried.

LANDOWNER COMMENTS: Ms. Tate requested additional recipes for the Fire Belles cookbook. Please bring them to the annual meeting. Mr. Sumonia requested that a letter concerning the status of the Open Space be put in the Newsletter. The Board decided that it is not appropriate at this time to publish or release the letter.

At 11:50 a motion was made to adjourn. It was seconded and carried



Recording Secretary

Date Approved.

-

RETREAT LANDOWNERS ASSOCIATION
TREASURER'S REPORT
May 16, 1998

Cash balances at May 15, 1998 were:	Checking	\$ 2,640.57
	Savings	106,206.15
	Total cash	\$ 108,810.72

As of May 15, 1998, \$38,125 in assessments has been received. Total 1998 assessments are budgeted at \$39,035. (Expected total assessments should probably be 209 X \$185 which equals \$38,665).

Cash disbursements year to date May 15, 1998 total \$7,295.97.

Enclosed is the Statement of Changes in Fund Balances

Also enclosed is a schedule of checking account activity since the March 1998 Board meeting.

I am holding a statement from Guiducci & Guiducci for legal expenses through February 28, 1998. I have not paid this since Guiducci says he will issue a \$300 credit to RLA.

Bill Widmaier
Treasurer

RETREAT LANDOWNERS ASSOCIATION, INC.

BALANCE SHEET (CASH BASIS)

May 15, 1998

ASSETS

CASH ON HAND AND IN BANK

Petty Cash	\$0.00
Checking	2,604.57
Savings	<u>106,206.15</u>
Total	<u>108,810.72</u>

EQUIPMENT

Old Equipment	7,000.00
Road Grader (purchased 1992)	<u>11,325.00</u>
	18,325.00
Less: Accumulated Depreciation	<u>(16,520.00)</u>
Total	<u>1,805.00</u>

Total Assets \$110,615.72

LIABILITIES

LIABILITIES

Payroll Taxes Payable	<u>\$0.00</u>
Total Liabilities	<u>0.00</u>

NET ASSETS

110,615.72

Total Liabilities & Net Assets \$110,615.72

Net Assets Consist of:

Unrestricted Funds	\$33,005.33
Contingency Fund	16,000.00
Equipment Fund	3,000.00
Bulwark Ridge Fund	3,507.78
Open Space Fund	53,297.61
Depreciated Cost of Equipment	<u>1,805.00</u>
Total	<u>\$110,615.72</u>

NOTE:

In accordance with generally accepted accounting principles, assets are recorded at cost less accumulated depreciation.

Assets owned by the Association include roads and common areas which have no cost basis but have estimated replacement values as follows:

Common Areas	\$41,800.00
Roads	<u>1,200,000.00</u>
Total	<u>\$1,241,800.00</u>

RETREAT LANDOWNERS ASSOCIATION, INC.

**STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
January 1, 1998 Through May 15, 1998**

	ACTUAL	1998 BUDGET
CASH RECEIPTS:		
Landowners' assessments	\$38,125.00	\$39,035.00
Transfer fees	200.00	0.00
Interest income	1,653.59	3,000.00
Other income	20.00	0.00
Total Cash Receipts	<u>39,998.59</u>	<u>42,035.00</u>
 CASH DISBURSEMENTS		
Accounting		350.00
Administration:		
Office supplies	111.78	1,200.00
Postage	165.81	325.00
Secretarial	20.00	150.00
Long Distance Telephone	85.87	150.00
Travel		100.00
Miscellaneous	310.65	400.00
Newsletter Postage & Copying	341.56	1,200.00
Social Events & Annual Meeting	57.19	400.00
Donations - fire department		10,000.00
Environmental		1,000.00
Insurance	2,815.00 ✓	2,800.00
Legal fees	56.75	3,500.00
Membership	25.00	260.00
Property taxes		0.00
Road maintenance		
Payroll, Payroll Taxes & Insurance	387.50	3,600.00
Snow Removal	2,640.00 ✓	2,000.00
Road Admin. & Certification Training	110.00	500.00
Road Base & Supplies	164.06	9,000.00
Equipment Repairs & Maintenance	4.80	2,500.00
Equipment Fuel		1,500.00
Total Cash Disbursements	<u>7,295.97</u>	<u>40,935.00</u>
 Excess of Cash Receipts over Cash Disbursements	 32,702.62	 \$1,100.00 =====
Cash balances January 1, 1998	<u>76,108.10</u>	
Cash balance May 15, 1998	<u>\$108,810.72</u> =====	

NOTE

The budgeted excess of cash receipts over disbursements is to be allocated to:

General Reserves	\$100.00
Equipment Fund	1,000.00
Total	<u>\$1,100.00</u>

**RETREAT LANDOWNERS ASSOCIATION
STATEMENT OF CHANGES IN FUND BALANCES
JANUARY 1, 1995 THROUGH MARCH 20, 1998**

	NET ASSETS	UNRESTRICT. FUNDS	CONTING. FUND	BLDG FUND	EQUIP. FUND	BLWRK RIDGE FUND	OPEN SPACE FUND	EQUIP. FUND
BALANCES 12/31/94	\$43,720	\$11,223			\$2,000		\$12,172	\$18,325
1995 ACTIVITY:								
OPERATIONS	17,267	17,267						
INTEREST	1,800	941					859	
DEPRECIATION	(14,787)							(14,787)
TRANSFERS:								
BUILDING FUND	0	(500)		500				
OPEN SPACE	0	(12,000)					12,000	
BALANCES 12/31/95	48,000	16,931		500	2,000	0	25,031	3,538
1996 ACTIVITY:								
OPERATIONS	13,757	13,757						
INTEREST	3,580	1,778				26	1,776	
BULWARK RIDGE	3,262	3,262						
DEPRECIATION	(1,011)							(1,011)
TRANSFERS:								
OPEN SPACE	0	(12,000)					12,000	
BULWARK RIDGE	0	(3,262)				3,262		
BALANCES 12/31/96	67,588	20,466		500	2,000	3,268	38,807	2,527
1997 ACTIVITY:								
OPERATIONS	6,835	7,335		(500)				
INTEREST	4,212	1,557				164	2,491	
DEPRECIATION	(722)							(722)
TRANSFERS:								
EQUIPMENT FUND	0	(1,000)			1,000			
OPEN SPACE	0	(12,000)					12,000	
BALANCES 12/31/97	77,913	16,368		0	3,000	3,452	53,298	1,805
1998 ACTIVITY:								
OPERATIONS	31,049	31,049						
INTEREST	1,654	1,598				56		
DEPRECIATION								
TRANSFERS:								
EQUIPMENT FUND	0	(16,000)	16,000					
OPEN SPACE								
BALANCES 05/15/98	\$110,616	\$33,005	\$16,000	\$0	\$3,000	\$3,508	\$53,298	\$1,805

The Contingency, Building and Equipment Funds are Board designated funds.
The Bulwark Ridge & Open Space funds have been designated by general membership.

RLA Check Register

3/21/98 Through 5/13/98

5/13/98

Page 1

RLA-Checking

Date	Num	Description	Memo	Category	Clr	Amount
<u>Checking</u>						
3/23/98	3506	Ron Ellis	Snow Removal	--Split--	x	-1,320.00
3/23/98	3507	BILL WIDMAIER	Copies - Boar...	Administratio...	x	-4.60
4/3/98	3508	AT&T	PHONE	Administratio...	x	-20.40
4/8/98	3509	Ron Ellis	Snow Removal	--Split--	x	-512.77
4/23/98	3510	HOBART OFFICE...	COPIES & SUPP...	--Split--	x	-101.07
4/13/98	3511	Victoria McCoy	Postage - New...	--Split--	x	-73.40
4/28/98	3512	AT&T	PHONE	Administratio...		-23.82
5/6/98	3513	Stephan Alps ...	Road Base	Road Base Matl		-164.06
5/6/98	3514	Black Creek C...	Lock & Keys	Administratio...		-19.57
4/25/98	DEP	Landowners	Assesmt, Lat...	--Split--	x	286.10
4/3/98	DEP	Landowners	Assesmt, Lat...	--Split--	x	108.31
3/24/98	DEP	Landowners	Assessments	--Split--	x	990.62
Total Checking						-854.66

May 11, 1998

John H. Chilson
Attorney at Law
6610 Chokecherry Drive
Loveland, Colorado 80537

Dear Mr. Chilson,

The Retreat Landowners Association, Inc. Board of Directors has instructed me to write you again concerning "water certificates" numbered 3111 and 3127. In your letter dated February 3, regarding these water augmentation shares with The Handy Ditch Company, you indicated that it is Mrs. Ruth Maitland's intent to transfer the two shares cited to the Retreat Landowners Association.

Please advise us regarding the date when you expect this transfer to be executed.

This matter is becoming increasingly urgent for the following reasons:

- 1) no water was released in 1997 per this augmentation agreement;
- 2) we are engaged in ongoing conversations with the Colorado Division of Water Resources concerning water use in the Retreat;
- 3) the Board of Directors has sent a bulletin to all Association members informing them of their water rights; and
- 4) we are preparing for our Annual Membership Meeting in July when this issue will be a major subject during the business meeting.

We look forward to receiving your reply as soon as possible. Thank you.

Respectfully yours,

Marvin W. Gee, vice-president
RLA Board of Directors

cc: Board of Directors

Please reply to: 722 Miller Fork Road, POBox 159, Glen Haven, CO 80532; 970-586-5485

At the 1997 Annual Meeting it was voted on and passed by the membership that the method of voting will be members' present and proxies as stated in the Retreat Landowner's Association by-laws for the 1998 Annual Meeting.

A proxy is the written authorization that allows one person to appoint another to vote on his / her behalf. The person that appoints another to vote needs to make sure his/her appointed person is in good standing with the Retreat Landowners Association. A board member may be appointed if you are not sure about the good standing of a person. The person you appoint will vote for you on any issue specific business that comes before the membership for vote and the election of the Board of Directors. These issues and the members running for election to the Board of Directors will be published in the newsletter prior to the Annual Meeting.

It is very important if you cannot be present at the Annual Meeting that you use the Proxy that will be provided to you so you can exercise your vote which is your right as a landowner.

If you have any questions, please call me at 970-686-7735 or write to me at 33941 Siasconset Road, Windsor, CO 80550.

Gene Pfeif
Retreat Landowners Association Board Member

MEMO

DATE: May 16, 1998
TO: RLA Board of Directors
FROM: Ken Cooper, Assistant Treasurer

1. Membership update: As of May 2 there were no properties which had changed ownership since the last meeting of the Board in March.

2. Dues payments: There were five landowners who had failed to pay any portion of their 1998 dues at the time of the March 28th Board meeting. Personalized final requests (prior to attorney involvement) were mailed early in April. We subsequently received full payment (including late fees) from Gooch (2:43) and partial payment from Geldes (3:23), leaving ~~Borek (1:42)~~ Lauban (4:4) and ~~Matlock (1:39)~~ still unpaid and subject to attorney intervention. Our attorney will therefore be contacted to prepare liens for these three properties.

ONLY ONE LEFT

Two of the three other landowners who have been making partial payments are now paid in full (as of May 2).

3. Late charges were collected from one of the two landowners who paid after the deadline. Rather than pursue the other one, their late charge will be added to next year's dues invoice.

Report of the Roads Committee, May 16, 1998

1. On April 23 John Barlow and Steve Little met with a representative of Jansma Brothers excavating and toured the Retreat Roads for about 2 hours. We discussed details of what they would do if/when they graded the roads. They agreed to submit a bid for our road grading.
2. On April 30 John and Steve plus 4 other Retreat volunteers, Messers. Tate, Turpin, Cunningham and McCoy moved about 7 tons of roadbase into potholes on lower Streamside Drive. We spent about 4 hours and filled all the holes.
3. On May 11, Steve ^{+ June} plus Messers. Tate, Cunningham and McCoy filled the potholes again (they were packed down and nearly 10 days of rain had eroded them) and also filled the potholes on upper Streamside. We spent an additional 3 hours on this project.
4. On May 14, John and Steve read and discussed the proposal from Jansma excavating for grading the roads and adding roadbase and large gravel in some areas. We decided to accept the offer and faxed the signed agreement to Jansma. Road grading should commence about the week of Memorial Day, weather permitting. When the grading is in progress some of the roads in the Retreat may be temporarily closed for a few hours. We anticipate that there will be considerable work for a crew of volunteers after the grading on each road to open up ditch drainage and individual culverts that a grader cannot reach.

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

May 11, 1998

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

The ACC wishes to advise the Retreat Board of Directors of its activities since the last written report of March 18, 1998.

A request from Royce and Judy Edwards, Lot 29, Filing 4 33 Fighting Elk Court was received to enlarge part of an existing deck. Approval has been given.

A request from Thomas and Ethel Crandell, Lot 44, Filing 1, 1161 Elkridge Drive to add to an existing deck has been received. Approval is pending.

A request from Frances & Al Cunninghoam, Lot 39, Filing 2, 564 Copper Hill Road to modify the existing driveway was received. Approval has been given.

Guy and Victoria McCoy have advised the ACC of their long range plan for tree management on their Lots 50 and 51, Filing 2. This is in accordance with the covenants and recent NEWSLETTER articles.

A THOUGHT STATEMENT

"Policies are general statements or understandings which guide or channel thinking in decision making..." "Being guides to thinking in decision making, it follows that true policies MUST allow for some discretion. Otherwise they would be rules."
PRINCIPLES OF MANAGEMENT, Koontz & O'Donnell, McGraw Hill, 1968, pgs 85-86.

For the ACC


Dennis R. Bicknell

ACCBDM98



Septic Systems • Utility Trenching • Foundation Excavating

292 S.E. 12th Street
Loveland, CO 80537
(970) 669-1371
FAX: (970) 669-7848

Proposal

May 8, 1998

Proposal submitted to:

John Barlow
Box 96-24 Black Creek Dr.
Glen Haven, CO. 80532

Work to be performed at:

The Retreat

We hereby propose to furnish all the materials and perform the labor necessary for the completion of:

Move in road grader.	125.00
Clean barrow ditches, and regrade roads, 12.5 miles averaging 1.5-2 miles per day. (8 hour day)	
Road grader is 75/hour. This is only an estimate, we will grade by the hour only.	
Road base and washed rock will be delivered as follows:	
1 1/2" road base average load is 15 ton @ 12.50/ton. (One load will go 20' w. x 60' l. x 4" deep.)	187.50
1 1/2" washed rock average load is 15 ton @ 14/ton. (One load will go 20' w. x 60' l. x 2" deep.)	210.00
Install 8" culverts @ 9/feet estimated 120'. (Replace road base with recycle @ 2.85/ton.)	1080.00

We will backfill with excavated spoil in "as is" condition.

Excludes all surveys, staking, barricades, testing, blasting, erosion control, or permits and fees of any kind.
Payment is due upon receipt of invoice.
Project will be field measured at completion for accurate billing.
If rock or water are encountered, we will proceed on a time and material basis.
This proposal does not include costs related to winter conditions.
All other import or export materials will be extra.
This proposal does not include any taxes on materials.

Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance for the above work to be taken out by Jansma Brothers Excavating and Trucking Corp.

Respectfully submitted Jansma Brothers Excavating and Trucking Corp.

By Larry Jansma

NOTE - This proposal may be withdrawn by us if not accepted within thirty (30) days.

Acceptance of Proposal:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do as specified. Payment will be made as outlined above.

Signature Stephen J. Latta Date 5/14/98
John D. Barlow 5.14.98

Mobilize \$ 125⁰⁰

^{days}
+ 8 hours = 56 @ \$75/hr. = 4,200⁰⁰

Road Base 6 loads = 1,125⁰⁰

Stone 8 loads = 1,680⁰⁰ ← increase this item

\$ 7,130⁰⁰

Culverts

1,080⁰⁰

\$ 8,210⁰⁰

Call Steve Little, ok
5866-9051

RLA BOARD OF DIRECTORS MEETING

July 25, 1998

The meeting was held at the Big Thompson Canyon Association Building.

Present: Marcella Bicknell, President; Board Members: Dale Alps, John Barlow, Marv Gee, Steve Little, and Eugene Pfeif; and Al Cunningham Recording Secretary. Committee Chairmen: Graham Fowler, Environmental; Vicki McCoy, Newsletter Editor. Landowners present: Guy McCoy and Duke Sumonia.

Marcella called the meeting to order at 9:40. Quorum was established and agenda approved.

Approval of Minutes: Marcella had the following corrections to the May 16, 1998 Board of Directors Meeting: Under the item titled Fire Dept. first paragraph third sentence states Tom Housewright says that eighty-five per cent of the area covered by the Department is approved for an 8 rating. Should be Tom Housewright says that if eighty-five per cent of the area covered by the fire department were approved for and 8 rating then the entire area would be approved as an 8. Also under New Business Environmental in the middle of the paragraph where it states the first motion was to spend \$250 on the week eradication program should be weed eradication program. Marv Gee moved to approve the minutes as corrected. Gene Pfeif second. Motion passed.

Landowner Comments: Vicki McCoy asked at the annual meeting to dispense with the welcome by Mr. Sumonia in order to conserve time. Duke Sumonia stated he would not give the welcome. Graham Fowler asked about the status of the forty acres Marcella stated there will be a report on the status at the Annual Meeting.

Board member remarks: None

REPORTS:

Treasurer: Bill Widmaier stated cash balances as of July 25, 1998 were: checking \$2,123.90, savings \$96,034.93 for a total of \$98,158.83. Treasurer's report is attached.

Assistant Treasurer: Ken Cooper reported as of July 15 there were three properties which had changed ownership since the last meeting of the Board in May. Ken also reported only two landowners have failed to pay their 1998 assessments. Marv Gee moved that two board members visit Geldes to obtain a payment schedule from them. Dale Alps second, motion carried. John Barlow and Dale Alps volunteered to visit the Geldes.

Architectural Control Committee: Report attached.

Environmental Committee: Graham Fowler asked the Board to consider trout stocking of Miller Fork. Graham reported on noxious weeds and pine beetle. Report attached.

Roads Committee: Steve Little reported that the roads are still in bad shape from the phone company putting in new phone lines. Steve stated that the contractor that did the grading and ditches in June did help the roads, and rock and road base was applied to some of the roads. John Barlow added there have been request for mirrors at Streamside and CR43. Duke Sumonia requested something be done at Elkridge and Dunraven for drainage.

RLA BOARD OF DIRECTORS MEETING
JULY 25, 1998

Corresponding Secretary: None

Newsletter Editor: Vicki McCoy and Janice Tate to work on Resolution notebook.

Welcoming Committee: The Welcome Committee greeted four new members and plans to meet with additional new members in the near future.

Open Space Committee: Marv Gee reported the land transfer is proceeding but is not finished and no date for completion is available.

OLD BUSINESS:

Bulwark Ridge "Association": Report to be given at annual meeting.

Covenant Violations: Marv Gee stated Dyer has not responded. Marv and Marcella to follow up on this issue. Marv stated that a letter needs to be sent to the Phillips stating their propane tank needs screening.

Water Update: Marv says Augmentation has not been done.

List of Association Members with Horses: Not Done.

NEW BUSINESS:

"20 MPH" signs: Covered in the Road report.

Sequence of Annual Meeting New Business: Marcella stated the parliamentarian suggested we needed to have the establishment of a quorum and assignments of proxies before the reports. Marcella reported that a secretary will come in to take the minutes of the annual meeting and will be paid. Marcella stated that in addition to a motion for the funding the fire department we will need a motion on assessment limit for 1999. Marv Gee moved the board recommend to the membership that the annual assessment for the calendar year 1999 be set at a maximum of \$200. Steve Little second. Motion carried.

Suggestion for Newsletter Property Listing: Will wait until September board meeting.

Develop Board "Resolution Notebook": Done

Nominating Committee for '99: Steve Little will serve on the committee.

LANDOWNER COMMENTS: Graham Fowler commented that the roads are in such bad shape and the \$200 assessment may be too low. Graham also suggested putting something in the newsletter about the speed limit in the Retreat. Dale Alps suggested "limited sight" signs be considered. Guy McCoy asked that Miller Fork be given the same treatment of recycled asphalt as Black Creek and Copper Hill Road. Steve Little commented that the rock put on the road will help to hold the road base. Duke Sumonia asked if the road committee would be looking at the drainage at Elkridge and Dunraven. Duke also suggested inviting a state water engineer to a membership meeting for educational purposes. Vicki McCoy asked if a Certificate of insurance from Ron Ellis for snow removal had been received. Answer was no.

RLA BOARD OF DIRECTORS MEETING

JULY 25, 1998

LANDOWNERS COMMENTS (cont): Dale Alps moved to extend the meeting for five minutes. Steve Little second, motion carried. Marv Gee stated that Dryer did respond and request for an extension till late October. Dale Alps moved to grant an extension to the dryers till January 1, 1999 for the exterior to be enclosed. Marv Gee second, motion carried.

ADJOURNMENT: Meeting adjourned at 11:10.

Al Cunningham

Al Cunningham recording secretary

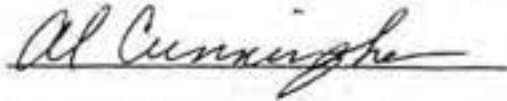
Approved Nancy Trahan 9-26-98

RLA BOARD OF DIRECTORS MEETING

JULY 25, 1998

LANDOWNERS COMMENTS (cont): Dale Alps moved to extend the meeting for five minutes. Steve Little second, motion carried. Marv Gee stated that Dryer did respond and request for an extension till late October. Dale Alps moved to grant an extension to the dryers till January 1, 1999 for the exterior to be enclosed. Marv Gee second, motion carried.

ADJOURNMENT: Meeting adjourned at 11:10.



Al Cunningham recording secretary

Approved _____

IN HARMONY WITH NATURE AND NEIGHBORS

During the past year this board of directors has worked for the common good of the Retreat landowners. The focus has been harmony with the nature which surrounds us and is the reason many of us came to these mountains. The quiet, the wildlife, the solitude, less light which enables us to see the Milky Way at night, walking along dirt roads with less and slower traffic, the rocks, the sun, the moon, the stars, the rain, the thunder, the lightning, even the wind.

Harmony with neighbor. Doing that which is the best for all concerned. Weighing decisions and choices so that those decisions and choices made are for the common good of the Retreat people.

Managing the finances, assuring that the monies are prudently and wisely used, again, for the common good of the Retreat people.

One issue of utmost importance is the use of water in the Retreat. As we all know, water is life. We cannot live without it. Neither can the wildlife, the trees, the flowers, the grasses, etc. It is my understanding that water use in the Retreat may not be clear to all landowners even though information has appeared in the newsletters several times over the past few years. It is also my understanding that erroneous information about water use has been given to a number of landowners. For those reasons, I would like to review some of this.

When Escape Properties developed Filings 1 and 2 in the early 1970's water use was governed by the landowner's well permit and unless there were special provisions to the well permit, the water use was designated as household. This means the water taken from the well is for household use only. Bathing, cooking, house cleaning, household pets, etc. There is no provision for watering livestock or even gardens. Each well has a permit and the permit states the uses in Filing 1 and 2. The use of water in Filings 1 & 2 is monitored by the State. The Retreat keeps the landowners in those filings informed, and this information has been published in the newsletter. The Retreat has no rules concerning water use and could not make such a rule.

Filing 3, 4, and 5 were developed in 1982 and at that time the developers were obliged by State law to obtain a water augmentation plan and buy shares of water from the Handy Ditch Company in exchange for augmenting, returning to the river, the water used in Filings 3, 4, and 5 and Bulwark Ridge each year. The augmentation plan designated water use in Filings 3, 4 and 5 and Bulwark Ridge as domestic meaning that water from wells in

Filings 3,4, and 5 and Bulwark Ridge can be used for household and watering of one large animal, a horse. The augmentation plan forbids commercial use of the water from those wells under this plan. The Retreat Landowners Association is obligated to protect the augmentation plan. The augmentation plan affects all the landowners with wells in Filings 3,4 and 5 and Bulwark Ridge and jeopardizing the plan jeopardizes all the above mentioned landowners. You can see where the common good comes into play here. There are no Retreat rules, just the rules of the Water Court and State of Colorado.

Covenant Number 17 establishes the number of horses a landowner can keep on his/her property at 2 horses per acre. Using well water for horses restricts it to one horse per well in Filings 3,4,and 5 and Bulwark Ridge. Landowners are free to provide water to two horses per acre by some other method such as hauling water for the horses. The state will require proof that the water has been hauled in cases of more than one horse per well

The shares in the Handy Ditch Company have been in the keeping of Walter and Ruth Maitland. Walter Maitland died a few years ago and the board this year has been on the track of locating the shares. The shares have been located and the board is now in the process of having these shares physically returned to the safe keeping of the Retreat Landowners Association.

I'm sure you all know that water in the west is a complicated matter and I hope this description given of water use in the Retreat will clear up any concerns you may have. Still if you have further concerns those of us on the board are happy to listen and answer. I do believe that there will be less distraction and more time to answers your concerns after the meeting or you are welcome to write your concerns to me and I will find the information and forward it to you. Also, reference to the past articles concerning water in the newsletters may be of help to you. Should you be unable to locate those articles, contact a board member and we will get the article for you.

The newsletter articles were reviewed by knowledgeable authorities prior to publishing as was this report.

Respectfully

Marcella Bicknell, President, RLA

RETREAT LANDOWNERS ASSOCIATION

SESSION OF BOARD MEMBERS FOLLOWING THE ANNUAL MEETING

5:30 PM on July 25, 1998

Big Thompson Community Building

The session was called to order by President Marcella Bicknell.

Marv Gee made a motion to defer the election of officers until the September meeting. Gene Pfeif seconded. The motion was approved.

All board members were asked to submit their ideas as to who might serve as officers for the coming year.

Committee chairpersons will be asked to remain in their positions over the next year at the September meeting.

The next board meeting will be held on September 26, 1998 at Bicknell's house.

Respectfully submitted

Marcella Bicknell
President

Approved 9-26-98
Marey Trahan

RETREAT LANDOWNERS ASSOCIATION, INC.

**BALANCE SHEET (CASH BASIS)
July 24, 1998**

ASSETS

CASH ON HAND AND IN BANK

Petty Cash	\$0.00
Checking	2,123.90
Savings	<u>96,034.93</u>
Total	<u>98,158.83</u>

EQUIPMENT

Old Equipment	7,000.00
Road Grader (purchased 1992)	<u>11,325.00</u>
	18,325.00
Less: Accumulated Depreciation	<u>(17,036.00)</u>
Total	<u>1,289.00</u>

Total Assets \$99,447.83

LIABILITIES

LIABILITIES

 Payroll Taxes Payable \$0.00

Total Liabilities 0.00

NET ASSETS

99,447.83

Total Liabilities & Net Assets \$99,447.83

Net Assets Consist of:

Unrestricted Funds	\$23,046.34
Contingency Fund	16,000.00
Equipment Fund	3,000.00
Bulwark Ridge Fund	2,814.88
Open Space Fund	53,297.61
Depreciated Cost of Equipment	<u>1,289.00</u>
Total	<u>\$99,447.83</u>

NOTE:

In accordance with generally accepted accounting principles, assets are recorded at cost less accumulated depreciation.

Assets owned by the Association include roads and common areas which have no cost basis but have estimated replacement values as follows:

Common Areas	\$41,800.00
Roads	<u>1,200,000.00</u>
Total	<u>\$1,241,800.00</u>

RETREAT LANDOWNERS ASSOCIATION, INC.

**STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
January 1, 1998 Through July 24, 1998**

	ACTUAL	1998 BUDGET
CASH RECEIPTS:		
Landowners' assessments	\$38,730.00	\$39,035.00
Transfer fees	400.00	0.00
Interest income	2,507.34	3,000.00
Other income	<u>20.00</u>	<u>0.00</u>
Total Cash Receipts	<u>41,657.34</u>	<u>42,035.00</u>
 CASH DISBURSEMENTS		
Accounting	300.00	350.00
Administration:		
Office supplies	272.06	1,200.00
Postage	215.11	325.00
Secretarial	40.00	150.00
Long Distance Telephone	106.87	150.00
Travel		100.00
Miscellaneous	420.15	400.00
Newsletter Postage & Copying	597.51	1,200.00
Membership Directories	339.73	
Social Events & Annual Meeting	169.44	400.00
Donations - fire department	10,000.00	10,000.00
Environmental	250.00	1,000.00
Insurance	2,815.00	2,800.00
Legal fees	185.07	3,500.00
Membership	385.00	260.00
Road maintenance		
Payroll, Payroll Taxes & Insurance	387.50	3,600.00
Snow Removal	2,640.00	2,000.00
Road Admin. & Certification Training	0.00	500.00
Road Base & Supplies	164.06	9,000.00
Equipment Repairs & Maintenance	339.11	2,500.00
Equipment Fuel		1,500.00
Total Cash Disbursements	<u>19,606.61</u>	<u>40,935.00</u>
 Excess of Cash Receipts over Cash Disbursements	 22,050.73	 \$1,100.00 =====
Cash balances January 1, 1998	<u>76,108.10</u>	
Cash balance July 24, 1998	<u>\$98,158.83</u>	
	=====	

NOTE

The budgeted excess of cash receipts over disbursements is to be allocated to:

General Reserves	\$100.00
Equipment Fund	1,000.00
Total	\$1,100.00

**RETREAT LANDOWNERS ASSOCIATION
STATEMENT OF CHANGES IN FUND BALANCES
JANUARY 1, 1995 THROUGH JULY 24, 1998**

	NET ASSETS	UNRESTRICT. FUNDS	CONTING. FUND	BLDG FUND	EQUIP. FUND	BLWRK RIDGE FUND	OPEN SPACE FUND	EQUIP. FUND
BALANCES 12/31/94	\$43,720	\$11,223			\$2,000		\$12,172	\$18,325
1995 ACTIVITY:								
OPERATIONS	17,267	17,267						
INTEREST	1,800	941					859	
DEPRECIATION	(14,787)							(14,787)
TRANSFERS:								
BUILDING FUND	0	(500)		500				
OPEN SPACE	0	(12,000)					12,000	
BALANCES 12/31/95	48,000	16,931		500	2,000	0	25,031	3,538
1996 ACTIVITY:								
OPERATIONS	13,757	13,757						
INTEREST	3,580	1,778				28	1,778	
BULWARK RIDGE	3,262	3,262						
DEPRECIATION	(1,011)							(1,011)
TRANSFERS:								
OPEN SPACE	0	(12,000)					12,000	
BULWARK RIDGE	0	(3,262)				3,262		
BALANCES 12/31/96	67,588	20,468		500	2,000	3,288	38,807	2,527
1997 ACTIVITY:								
OPERATIONS	6,835	7,336		(500)				
INTEREST	4,212	1,557				164	2,491	
DEPRECIATION	(722)							(722)
TRANSFERS:								
EQUIPMENT FUND	0	(1,000)			1,000			
OPEN SPACE	0	(12,000)					12,000	
BALANCES 12/31/97	77,913	16,358		0	3,000	3,452	53,298	1,805
1998 ACTIVITY:								
OPERATIONS	19,544	19,544						
INTEREST	2,507	2,427				80		
DEPRECIATION								(516)
TRANSFERS:								
CONTINGENCY	0	(16,000)	16,000					
BLWRK RIDGE		717				(717)		
BALANCES 07/24/98	\$99,448	\$23,046	\$16,000	\$0	\$3,000	\$2,815	\$53,298	\$1,289

The Contingency, Building and Equipment Funds are Board designated funds.
The Bulwark Ridge & Open Space funds have been designated by general membership.

RLA Check Register

5/14/98 Through 7/21/98

7/21/98
RLA-Checking

Date	Num	Description	Memo	Category	Cir	Amount
<u>Checking</u>						
5/16/98	3515	Steve Little	Brackets	Administratio...	x	-9.50
5/16/98	3516	BILL WIDMAIER	Copies - Boar...	Administratio...	x	-3.71
5/16/98	3517	Marvin Gee	Postage	--Split--	x	-10.71
5/16/98	3518	MARCELLA BICK...	Postage & Supp	--Split--	x	-45.13
5/16/98	3519	BIG THOMPSON ...	ANNUAL MTG DEP.	Annual Meeting		-100.00
5/16/98	3520	GHAUFD	CONTRIBUTION	Donations	x	-10,000.00
5/16/98	3521	SHIRLEY TURPIN	Secretary	Administratio...	x	-20.00
5/16/98	3522	ODSTRCIL & MEIS	Accounting	Accounting	x	-300.00
5/16/98	3523	Estes Valley ...	Weed Program	Environmental	x	-250.00
5/16/98	3524	Guiducci & Gu...	LEGAL FEES	Legal Fees	x	-72.50
6/10/98	3525	KEN COOPER	directories &...	--Split--	x	-355.52
6/10/98	3526	NEW ENGLAND B...	Annual Meetin...	Administratio...	x	-128.30
6/10/98	3527	COMMUNITY ASS...	Membership Dues	Membership	x	-230.00
6/25/98	3528	Vicki McCoy	Postage - New...	--Split--		-129.65
7/1/98	3529	First Nationa...	Safe Deposit Box	Administratio...		-75.00
7/1/98	3530	AT&T	PHONE	Administratio...		-21.00
7/8/98	3531	Marvin Gee	Postage	--Split--		-11.40
7/10/98	3532	State of Colo...	Annual Rpt. B...	Administratio...		-25.00
7/10/98	3533	A-1 PARTS	Battery	REPAIRS -EQUIP		-334.31
7/10/98	3534	MOBART OFFICE...	Newsletter Co...	--Split--		-126.30
7/16/98	3535	Janice Tate	Annual Meeting	--Split--		-6.79
7/21/98	3536	Guiducci & Gu...	LEGAL FEES	Legal Fees		-55.82
6/10/98		From Savings	transfer from...	[MM1 - Unapprop]	x	500.00
6/5/98		Landowners	Assessmnt & T...	--Split--	x	185.00
5/19/98		From Savings	transfer from...	[MM1 - Unapprop]	x	10,000.00
7/10/98		Bank One	Transfer from...	[MM1 - Unapprop]		500.00
6/25/98		Landowners	Transfer Fee	--Split--	x	100.00
5/29/98	DEP	Landowners	Assessment & ...	--Split--	x	150.00
5/14/98	DEP	Landowners	Assessment & ...	--Split--	x	394.97
Total Checking						-480.67

Bulwark Ridge Report
Annual Meeting, July 25, 1998

At last years Annual meeting the RLA reaffirmed the merger of the Bulwark Ridge Owners Association with the Retreat. At that time it was also noted that a number of previously unknown properties were discovered to belong to the Bulwark Ridge Association. All of these properties are located outside of the Retreat and have not received any services from either the Retreat or Bulwark Ridge nor have they paid assessments to either organization. A Title search was conducted and paid for from Bulwark Ridge funds.

I conducted an exhaustive search via phonebooks and the internet to locate the current addresses of the identified property owners. I could have up to 300 "hits" on an internet search to locate a given name. After numerous phone calls to further determine that the identified owner was indeed the person I was looking for, merger information and ballots were sent out. Unfortunately, it became apparent that the Title Search had misidentified some people as owners who actually were not owners of the properties. Without accurate information, it became next-to-impossible to identify actual owners or obtain valid voting results.

At the time of Bulwark's incorporation, the Walter and Ruth Maitland lumped a number of miscellaneous properties along with our six at the end of Copper Hill Rd. under the umbrella of the Bulwark Ridge Owners Association. It is also my understanding that at one time the six properties were intended to be Filing 6 of the Retreat. Even within the legal documents regarding Bulwark, there seems to be confusion in the Maitlands' description as to which properties constitute the Bulwark Ridge Owners Association.

Our current avenue of investigation is how to legally disengage the properties in question from the Bulwark Ridge Owners Association. At this point in time, I have received a request from one property owner to be removed from both Associations. I have also been in contact with the Maitlands, who still own three of the properties. Mr. Maitland is also investigating on his end, legal means to withdraw these properties. I have also been working with Mr. Guiducci, the Retreat's Attorney, on procedures to remove these properties from the Bulwark Ridge Owners Association. These expenses are being paid for with Bulwark funds.

The spirit and intent of the merger vote by both the Retreat and Bulwark Ridge was to unite our six properties with the Retreat into one administrative unit. Geographically, we are one unit. These "outside" properties are not geographically contiguous to the Retreat or Bulwark Ridge. They have neither received benefits or paid assessments to either organization and therefore should be removed. This has been a painfully slow process, but I anticipate that within the next several months there should be a resolution.

Respectfully Submitted,
Marcy Trahan

Retreat Landowners Association, Inc.

July 25, 1998

Meeting Standing Rules

1. Each member in good standing is entitled to one (1) vote.
2. When wishing to speak, please raise your hand until recognized by the chair.
3. When recognized, stand, state your name and give your Retreat address - - -
filing and lot if vacant land, house number if there is a dwelling on the lot.
4. No member shall speak in debate more than once on the same question or
longer than two minutes without permission of the assembly granted by
unanimous consent or two-thirds vote.
5. All members are asked to refrain from private conversation while business is
being conducted.
6. A recess will be called if there is disruptive behavior.
7. The presiding officer or secretary may require a motion or resolution to be in
writing.
8. The meeting will be taped recorded for use by the secretary in transcribing
the minutes.
9. The minutes of the Annual Meeting shall be approved by the Board and
mailed to all members in September.
10. No smoking will be allowed in the meeting room.
11. Courtesy, politeness, and civility are in order; expressions of ill-will,
innuendo, and personal verbal attacks are inappropriate.
12. *Robert's Rules of Order Newly Revised* shall govern the meeting in all cases
where they are applicable and where they are not inconsistent with the
bylaws of the Association and these standing rules.

1998 Nominating Committee Report
July 25, 1998

Madam President, the Nominating Committee submits the following nominations for the Board of the Retreat Landowners Association: Joanne Gilbaugh, Gene Pfeif, Marcy Trahan, and Terry Tuttle.

Flo Belz

Flo Belz, Committee member

Susan Clark

Susan Clark, Committee member

Irene Little

Irene Little, Committee member

Marcy Trahan

Marcy Trahan, Chair

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

TO: The Retreat Board of Directors

FROM: Architectural Control Committee

The ACC wishes to report its activities to the RLA Board since the last written report of May 23, 1998. Activities have been minimal during that time period.

Approval was given for a storage shed to be installed for Richard & Sandra Stolte, Lot 46, Filing 1, 118 Miller Fork Road.

Approval was given to erect a replacement garage for Ivan & Joanne Gilbaugh, Lot 33, Filing 2, 491 Copper Hill Road.

Approval was given for an addition to an existing cabin for James & Danielle Eldridge, Lot 54, Filing 2, 189 Fisherman's Lane.

A discussion was held with a prospective owner concerning the covenants appropriate to the ACC.

Construction has resumed at Dyers, Lot 5 Filing 2, Streamside Drive.

Submitted:



Dennis R. Bicknell
For The ACC

MEMO

DATE: July 25, 1998
TO: RLA Board of Directors
FROM: Ken Cooper, Assistant Treasurer

1. Membership update: As of July 15 there were three properties which had changed ownership since the last meeting of the Board in May:

Faris sold 3:29 to Charles and Rachael Stalker who already owned 3:28
Morrison sold 3:37 to Terry & Linda Rowell
Bell sold 4:7 to KEVIN GETGLER

Because one of these sales was to an existing RLA member, our membership is reduced by one to 208 (though Mary Howarth pays for two structures which gives us 209 potential dues paying units).

2. Dues payments: Only two landowners have failed to pay their 1998 assessments (Lauban 4:4 and Geldes 3:23). As recommended by the Board in the May meeting, a lien has been filed on the Lauban property. The Geldes situation is unchanged. They have paid one-half of 1996, 1997, and 1998 assessments, and asked how much was still outstanding including late fees, liens, etc. I provided this information in writing on April 11 and further advised that the Board had agreed to accept monthly payments to clear the balance. There have been no payments nor any correspondence subsequent to my letter three months ago.

FILE

RLA BOARD OF DIRECTORS MEETING
September 26, 1998

Present:

- Board Members: Dale Alps, John Barlow, Marcella Bicknell, Marvin Gee, Gene Pfeif, Marcille Trahan
- Committee Heads: John Barlow, Dennis Bicknell
- Assistant Treasurer: Ken Cooper
- Recording Secretary: Shirley Neely-Turpin
- Landowners: Bea Behrens, Jim Boyd, Marcia Cooper

The meeting was called to order at 9:40 A.M. by President Marcella Bicknell.

ELECTION OF OFFICERS:

Current officers are: President: Marcella Bicknell; Vice-President: Marvin Gee; Secretary: Marcille Trahan; Treasurer: Bill Widmaier

President: John Barlow nominated Marcille Trahan. It was seconded by Dale Alps. There were no other nominations. Marvin Gee moved that the nominations close and the Secretary cast a unanimous vote. The motion was accepted and Ms. Trahan was elected.

Vice-President: Dale Alps moved to elect Marvin Gee. It was seconded by Marcella Bicknell. There were no other nominations and Mr. Gee was unanimously elected.

Secretary: Marcille nominated Marcella Bicknell. It was seconded by Dale Alps. There were no other nominations and Marcella was unanimously elected.

Treasurer: Marvin moved that the Board ask Bill Widmaier to continue to serve until the Board has conferred with him about his desire to continue as treasurer. It was seconded by Dale Alps. The motion passed.

MINUTES: The minutes of the July 25th Board meeting were approved as submitted. There were no corrections for the July 25th Annual Meeting. Mr. Gee moved to accept the minutes as submitted. It was seconded by Ms. Trahan and passed. Mr. Gee moved to approve of the minutes of the Session of the Board after the Annual Meeting. It was seconded by Ms. Trahan and passed.

LANDOWNER COMMENTS: Jim Boyd responded to some comments made at the

Annual Meeting concerning his resignation as road equipment operator. He wanted to clarify the many reasons he had for resigning. He stated that family responsibilities made it difficult for him to be available on short notice for snow removal. Also, the equipment owned by the RLA is old and often needs repair, usually work that he was not able to do. The increasing needs and expectations of the RLA membership added to his frustrations in trying to do the best job possible, and he felt that pay increases had not kept up with the norm in the area. He expressed his concern for the future of Retreat road maintenance and shared several ideas he has for ways of making it a more cost efficient operation. He has offered to return to help with road maintenance by training new people from the Retreat and to work on the roads with the help of a Road Committee. There was some discussion on Mr. Boyd's comments and suggestions. It was noted that Mr. Boyd had brought up some valid issues that need to be addressed.

Bea Behrens opened a discussion about weed removal by the County on Dunraven Glade. She had heard that the County was planning to have Dunraven Glade sprayed for weed removal. No one on the board had knowledge of this plan. She expressed concerns about the proliferation of thistle, despite her and a few neighbors' efforts to rid their properties of this and other weeds. There was some discussion about what the Board might be able to do about this problem that affects everyone. It was suggested that Graham Fowler be consulted about identifying the weeds that should be eliminated.

BOARD MEMBER REMARKS: The outgoing President, Marcella Bicknell, thanked Vice-President, Marvin Gee, for all of his help during her presidency. John Barlow complimented Marcella on her outstanding job as President.

TREASURER'S REPORT: Mr. Widmaier's report is attached. The Board agreed to hold a work session on the budget on Saturday, November 14th at 3 P.M. at the Widmaier's. The meeting will be followed by a pot-luck supper. Mr. Alps moved to accept the Treasurer's report. Mr. Pfeif seconded the motion and it was passed.

ASSISTANT TREASURER'S REPORT: Mr. Cooper reported on landowner changes that have recently occurred. In regard to one landowner who owes assessment fees, a payment of \$30.00 has been received.

ARCHITECTURAL CONTROL COMMITTEE: Mr. Bicknell's report is attached. Mr. Bicknell reported on additions that have been added to existing structures. He also stated that the Whyard's had requested a variance from the RLA and the county to build ten feet closer to the road than RLA guidelines allow. There was some discussion regarding the difficulty of getting building materials to the site and concern that the road would be blocked by vehicles while materials were being brought to the site. Mr. Alps moved to grant the variance, but the ACC or the Roads Committee should monitor the project to make sure that they don't encroach on the right of way or keep materials stored in the right of way for any length of time. Mr. Gee seconded the motion and it passed.

ENVIRONMENTAL COMMITTEE: Graham Fowler was absent.

ROADS COMMITTEE: Mr. Barlow reported on the road work recently done by the Jansma Company. He felt that the grading resulted in improvement in certain areas, and we did receive a price adjustment for the parts of the job that were not satisfactory. There is more work to be done and with the help of Dick Weinmeister and volunteers, the Roads Committee hopes to make some more improvements before snowplowing begins. Mr. Alps suggested that plans for snow removal be discussed at the November meeting.

CORRESPONDING SECRETARY: Ms. Tate was not present.

WELCOMING COMMITTEE: No report.

OPEN SPACE: No change in the status of the Open Space. ~~Attached is a copy of a letter to Senator Wayne Allard stating concerns regarding procedures for obtaining title to Forest Service parcels by those with a real interest in the land as Open Space.~~

NOMINATING COMMITTEE: Chairman Steve Little was not present. The Board will appoint two members to the committee. Volunteers are needed.

A break was taken at 11:05 and the meeting resumed at 11:16.

OLD BUSINESS:

BULWARK RIDGE ASSOCIATION: Ms. Trahan's letter to Mr. Kaufman is attached.

COVENANT VIOLATIONS: There has been some progress in getting propane tanks covered, however, there are still a few tanks that have been painted but not covered.

WATER UPDATE: There was some discussion regarding the water certificates held by Tom Maitland and the payment of past and future fees. It was deemed desirable that the RLA hold these certificates. Mr. Alps made a motion that the RLA make an offer to Tom Maitland that upon the delivery of the two Handy Ditch Water certificates, the RLA will assume payment of the annual assessment for the next twenty years or until they dispose of the subject properties, whichever comes first. After twenty years the payment of these fees would be renegotiated between the two parties. Ms. Bicknell seconded the motion and it passed.

Ms. Bicknell stated that it has been suggested that Mr. Stenzel, chief water engineer for this district, come to talk to the membership in a special meeting about water. The Board would send Mr. Stenzel everything we have published about water for our membership. We would ask him if he feels that there are areas that we have

not covered or are unclear.

20 MPH SIGNS & MIRRORS: Mr. Barlow stated that he has had some requests for mirrors on the Retreat roads, but some landowners object to this idea. Mr. Alps suggested that one at Streamside and the County road would be a good idea.

The 20 MPH signs has been an issue for a long time. Ms. Trahan asked the Roads Committee to come up with some definitive decision about signs by the November meeting.

RULES FOR CONTRIBUTIONS: There was some discussion about how to word the assessment request to show that \$50.00 is a contribution to the GHAVFD. Mr. Barlow suggested that some one might not want to make a contribution and would deduct \$50.00 from the assessment. There was consensus that rewording might cause some problems, and it would be better to leave the wording as is.

Ms. Bicknell moved to extend the meeting for 30 minutes. It was seconded and passed.

CROSS REQUEST: A letter was received from Mr. and Mrs. Cross whose house is on County Road 43. They also own an unimproved lot which adjoins the lot their house is on and is within the Retreat. They request to be excluded from the Retreat annual dues since their home is on the county road and they do not use Retreat roads. ~~Attached is a draft letter to the Crosses from the Board.~~ After extensive discussion, the Board agreed that the Crosses are part of the RLA and subject to the annual dues. Mr. Alps made a motion to contact the Crosses, denying the request on the grounds that we cannot change the practices of the past 20 years. The motion was seconded and passed.

CAI WORKSHOP: Steve Little and Marvin Gee were unable to attend the CAI workshop on March 7th due to a snow storm. The fee paid can be applied to the next one which is on October 17. Mr. Gee cannot attend and anyone interested in attending this workshop should let him know.

STORED VEHICLES: There are a number property owners with what appear to be stored cars on their lots. Mr. Gee believes that the County has an ordinance that prohibits unlicensed vehicles from being stored on property, however, he was not able to get a clear answer from the County. His suggestion was to check with Mr. Guiducci to see if there is any way we can request that landowners remove unlicensed vehicles from their property. Mr. Bicknell cited Covenant 14 which states that no inoperative private vehicle can remain on any lot longer than 30 days unless stored in a garage or carport. Mr. Alps suggested that we include an article in the next Newsletter expressing concern about stored vehicles, and refer to Covenant 14. Perhaps this would inspire landowners to remove such vehicles before being asked to do so. Mr. Gee made a motion that we include an article citing Covenant 14 in the next Newsletter. The motion was seconded and passed.

BYLAWS: The Board received a letter from the parliamentarian after the Annual

REVIEWED

Meeting. At the meeting she had mentioned that she felt that our bylaws needed to be amended. In the letter she said that she would be glad to assist if we decided to amend the bylaws. Mr. Gee suggested that we thank her for her offer and ask her to highlight the ones of concern. The date of the next annual meeting is July 31, 1999. The date should be noted in the next Newsletter.

Ms. Trahan moved that we extend the meeting for 10 minutes. It was seconded and passed.

ROBB'S LETTER: The Robbs sent a letter to the Board stating that their house has been completed. More landscaping will be done later. They will have an Open House later. The camper-trailer has been moved from the property.

Mr. Gee moved that the meeting be extended until 12:45. It was seconded and passed.

BIG THOMPSON CANYON BUILDING: Mr. Alps announced that the rules for use of the Big Thompson Canyon Building have changed. They now require a \$100.00 deposit in addition to the \$100.00 fee. If the building is not left to their satisfaction, they will keep part or all of the deposit to cover costs of cleaning. There was some discussion about costs of other facilities. It was decided to table the discussion until the next meeting.

RECORDING SECRETARY: Ms. Bicknell announced that Shirley Neely-Turpin will continue as Co-recording Secretary for the January meeting after which she will resign.

NEWSLETTER: Julie Fowler has tentatively ^{VOICED AN INTEREST IN} volunteered to edit the Newsletter. This offer will be confirmed as soon as possible. A decision will have to be made about the number of Newsletters to be published. It would be desirable to have the next Newsletter out by early December.

^{DISCUSSED CONTRACTS}
US WEST: ~~Attached is a draft letter to US West about the overhead cables that have been left up.~~

LANDOWNER COMMENTS: There was some discussion regarding the writing mechanics corrections needed in the minutes taken at the annual meeting. Ms. Bicknell spent a lot of time correcting errors. Ms. Behrens commented that more proficiency would be expected from a professional recording secretary. Ms. Bicknell agreed that this was a valid point. Mr. Cooper suggested that if this problem arises in the future that four or five people take the responsibility of proofreading the minutes and making corrections. At 12:45 Mr. Alps moved to adjourn. It was seconded and passed.

Shirley Neely-Turpin
Recording Secretary
11-21-98 M. Gee
Date Approved

RETREAT LANDOWNERS ASSOCIATION, INC.

BALANCE SHEET (CASH BASIS)

September 25, 1998

ASSETS

CASH ON HAND AND IN BANK

Petty Cash	\$0.00
Checking	2,242.45
Savings	<u>89,270.00</u>
Total	<u>91,512.45</u>

EQUIPMENT

Old Equipment	7,000.00
Road Grader (purchased 1992)	<u>11,325.00</u>
	18,325.00
Less: Accumulated Depreciation	<u>(17,036.00)</u>
Total	<u>1,289.00</u>

Total Assets \$92,801.45
=====

LIABILITIES

LIABILITIES

Payroll Taxes Payable	<u>\$0.00</u>
Total Liabilities	<u>0.00</u>

NET ASSETS

92,801.45

Total Liabilities & Net Assets \$92,801.45
=====

Net Assets Consist of:

Unrestricted Funds	\$16,377.54
Contingency Fund	16,000.00
Equipment Fund	3,000.00
Bulwark Ridge Fund	2,837.30
Open Space Fund	53,297.61
Depreciated Cost of Equipment	<u>1,289.00</u>
Total	<u>\$92,801.45</u>

RETREAT LANDOWNERS ASSOCIATION, INC.
STATEMENT OF CASH RECEIPTS AND CASH DISBURSEMENTS
AND CHANGES IN CASH BALANCES
January 1, 1998 Through September 25, 1998

	ACTUAL	1998 BUDGET
CASH RECEIPTS:		
Landowners' assessments	\$38,730.00	\$39,035.00
Transfer fees	700.00	0.00
Interest income	3,242.41	3,000.00
Other income	20.00	0.00
Total Cash Receipts	<u>42,692.41</u>	<u>42,035.00</u>
 CASH DISBURSEMENTS		
Accounting	300.00	350.00
Administration:		
Office supplies	350.15	1,200.00
Postage	215.11	325.00
Secretarial	140.00	150.00
Long Distance Telephone	132.24	150.00
Travel		100.00
Miscellaneous	560.15	400.00
Newsletter Postage & Copying	597.51	1,200.00
Membership Directories	339.73	
Social Events & Annual Meeting	303.45	400.00
Donations - fire department	10,000.00	10,000.00
Environmental	265.04	1,000.00
Insurance	2,815.00	2,800.00
Legal fees	366.07	3,500.00
Membership	365.00	260.00
Road maintenance		
Payroll, Payroll Taxes & Insurance	439.00	3,600.00
Snow Removal	2,640.00	2,000.00
Road Admin. & Certification Training	0.00	500.00
Road Base & Supplies	2,795.50	9,000.00
Regrade Roads & Ditches	4,325.00	
Equipment Repairs & Maintenance	339.11	2,500.00
Equipment Fuel		<u>1,500.00</u>
Total Cash Disbursements	<u>27,288.06</u>	<u>40,935.00</u>
Excess of Cash Receipts over Cash Disbursements	15,404.35	\$1,100.00
		=====
Cash balances January 1, 1998	<u>76,108.10</u>	
Cash balance September 25, 1998	<u>\$91,512.45</u>	
	=====	

NOTE

The budgeted excess of cash receipts over disbursements is to be allocated to:

General Reserves	\$100.00
Equipment Fund	<u>1,000.00</u>
Total	<u>\$1,100.00</u>

**RETREAT LANDOWNERS ASSOCIATION
STATEMENT OF CHANGES IN FUND BALANCES
JANUARY 1, 1995 THROUGH SEPTEMBER 25, 1998**

	NET ASSETS	UNRESTRICT. FUNDS	CONTING. FUND	BLDG FUND	EQUIP. FUND	BLWRK RIDGE FUND	OPEN SPACE FUND	EQUIP. EQUIP.
BALANCES 12/31/94	\$43,720	\$11,223			\$2,000		\$12,172	\$18,325
1995 ACTIVITY:								
OPERATIONS	17,267	17,267						
INTEREST	1,800	941					859	
DEPRECIATION	(14,787)							(14,787)
<i>TRANSFERS:</i>								
BUILDING FUND	0	(500)		500				
OPEN SPACE	0	(12,000)					12,000	
BALANCES 12/31/95	48,000	16,931		500	2,000	0	25,031	3,538
1996 ACTIVITY:								
OPERATIONS	13,757	13,757						
INTEREST	3,580	1,778				28	1,778	
BULWARK RIDGE	3,262	3,262						
DEPRECIATION	(1,011)							(1,011)
<i>TRANSFERS:</i>								
OPEN SPACE	0	(12,000)					12,000	
BULWARK RIDGE	0	(3,262)				3,262		
BALANCES 12/31/96	67,588	20,466		500	2,000	3,288	38,807	2,527
1997 ACTIVITY:								
OPERATIONS	6,835	7,335		(500)				
INTEREST	4,212	1,567				164	2,491	
DEPRECIATION	(722)							(722)
<i>TRANSFERS:</i>								
EQUIPMENT FUND	0	(1,000)			1,000			
OPEN SPACE	0	(12,000)					12,000	
BALANCES 12/31/97	77,913	16,368		0	3,000	3,452	53,298	1,805
1998 ACTIVITY:								
OPERATIONS	12,162	12,162						
INTEREST	3,242	3,140				102		
DEPRECIATION								(516)
<i>TRANSFERS:</i>								
CONTINGENCY	0	(16,000)	16,000					
BLWRK RIDGE		717				(717)		
BALANCES 09/25/98	\$92,801	\$16,377	\$16,000	\$0	\$3,000	\$2,837	\$53,298	\$1,289

The Contingency, Building and Equipment Funds are Board designated funds.
The Bulwark Ridge & Open Space funds have been designated by general membership.

RLA Check Register

7/25/98 Through 9/24/98

9/24/98

Page 1

RLA-Checking

Date	Num	Description	Memo	Category	Clr	Amount
<u>Checking</u>						
7/25/98	3538	Graham Fowler	copying - env...	Environmental	x	-15.04
7/25/98	3539	MARCELLA BICK...	Meeting Exp: ...	--Split--	x	-49.71
7/25/98	3540	ESTHER RUSSELL	PARLIAMENTARI...	Administratio...	x	-140.00
7/31/98	3541	AT&T	PHONE	Administratio...	x	-13.07
7/31/98	3542	Marvin Gee	Annual Meetin...	--Split--	x	-73.15
8/5/98	3543	Jansma Bros T...	Grading & Roa...	--Split--	x	-6,956.44
8/5/98	3544	Laurie Stewart	Secretary - A...	Administratio...	x	-100.00
8/12/98	3545	Colorado Stat...	COLO. UNEMPL...	Payroll:Comp ...	x	-51.50
8/24/98	3546	BIG THOMPSON ...	ANNUAL MTG DEP.	Annual Meeting		-40.50
8/26/98	3547	HOBART OFFICE...	Copies	--Split--	x	-15.66
8/26/98	3548	VOID				0.00
8/28/98	3549	AT&T	PHONE	Administratio...		-12.30
8/31/98	3550	Guiducci & Gu...	LEGAL FEES	Legal Fees		-33.00
9/8/98	3551	KEN GWYNN	Labels	Administratio...		-25.59
9/24/98	3552	Guiducci & Gu...	LEGAL FEES	Legal Fees		-148.00
8/14/98		Landowners	Transfer Fee	--Split--	x	100.00
8/5/98		Bank One	Transfer from...	[MM] - Unapprop]	x	7,500.00
Total Checking						<u>-73.96</u>

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

September 25, 1998

TO: Retreat Board of Directors

FROM: Architectural Control Committee

The ACC wishes to report on its activities since the last written report of July 24, 1998

A request has been received to build an extension to an existing porch for M&M Johnson, Filing 1, Lot 32, 247 Dunraven Glade Road. Covenants have been observed, and approval will probably be given during this week.

A request has been received to build an addition to an existing cabin for Dr. John and Wendy Russel, Filing 1, Lot 88, 615 Elkridge Drive. Work would commence this fall. All covenant have been observed and approval will probably be given during next week.

Several landowners have advised the ACC of their plans and arrangements for the cutting of trees on their land.

Attached is a request for a waiver from the Whyards, Filing 2, Lot 60, on Copper Hill Road. This material was received yesterday, September 25, 1998. The request pretty well explains what is desired and the reason for the request. I have met on site with the Whyards and their proposed contractor, Paul Brown. They are simultaneously applying for the same setback variance from Larimer County; the county hearing will be towards the end of October. Should both be granted, preliminary work would start in November, 1998. If the waivers are granted, the detailed plans would still be submitted to the ACC for review and approval. At that time, probably certain other conditions would be included in any ACC approval; these would be directed toward the road and a culvert on Copper Hill Road.

It is recommended that the request be granted.

Submitted:

Dennis R. Bicknell
For the ACC

Paul C. Whyard
Sally J. Whyard
12318 124th St
Grand Haven, MI 49417
Home Phone 616 847-5025
Email minglewood@novagble.com

September 24, 1998

Retreat Landowners Association

Glenn Haven, CO

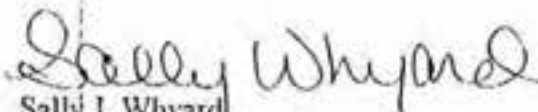
Dear Board,

After consultation with Paul Kochevar of Estes Park Surveyors, we are asking the board to grant a variance for front and side setbacks. The parcel we own is lot 60, filing no. 2, amendment no. 1. As many of you may already know, the site is very steep with grades of 40-50%. A large outcrop near the middle/front prevents crossing (and climbing) the slope to meet required setbacks. Please see enclosed drawing for the specific location of the building.

We have approached the lot owners next to us (the Kilpatrick and John Craig) regarding an easement from their property, they said no and they had no interest in discussing it further. We plan on building a summer cabin, and the only location that can be used safely and cost-effectively requires a variance in side and front setbacks. We are approaching Larimer County for a similar variance at their September 28, 1998 meeting. Thanks for your time and consideration in this matter. Please contact me at 616-847-5025 if there are any questions.

Sincerely,


Paul C. Whyard


Sally J. Whyard



DETAILS OF APPLICATION

TYPE OF VARIANCE/APPEAL REQUESTED (see front of packet for options):

SETBACK VARIANCE

Section of Comprehensive Zoning Resolution (to be filled in by staff):

EXPLAIN THE DETAILS OF THE REQUEST (*see NOTE below):

A FRONT (OR STREET) SETBACK REDUCTION
FROM 50 FEET TO 40 FEET FROM CENTERLINE
AND
FROM 25 FEET TO 15 FEET FROM RIGHT-OF-WAY LINE

WHAT CIRCUMSTANCES JUSTIFY THE PROPOSAL? Please address each of the Criteria for Approval listed on the enclosed sheet.

THE PROPERTY IS STEEP I.E. 40% TO 50% WHICH REDUCES BUILDING OPTIONS SIGNIFICANTLY. A LARGE ROCK OUTCROP NEAR THE MIDDLE/FRONT PREVENTS CROSSING (AND CLIMBING) THE SLOPE TO MEET REQUIRED SETBACKS. THE SITE IS 10 FEET ABOVE THE ROAD AT THE RIGHT-OF-WAY AND 18 FEET ABOVE THE ROAD AT THE PROPOSED SETBACK.

WHAT IS YOUR INTEREST IN THE PROPERTY? (Owner, Tenant, Realtor, etc.)

OWNERS REPRESENTATIVE

*NOTE: The information provided by the applicant is given to the Board of Adjustment prior to the hearing to help them in evaluating the request. Please provide adequate details of your request in order to allow a fair evaluation by staff and the Board.

WHYARD SETBACK VARIANCE



SCALE 1" = 100'

RLA BOARD OF DIRECTORS MEETING

NOVEMBER 21, 1998

The meeting was held at the Little's residents.

Board members present: Marcille Trahan, Marvin Gee, Steve Little, John Barlow, and Dale Alps; and Al Cunningham recording secretary. Committee members: Vicki McCoy, newsletter editor; William Widmaier, treasurer. Landowners present: Duke Sumonia.

Marcille Trahan called the meeting to order at 9:40. Quorum was established and the following was added to the agenda: under New Business; Budget and Report on Maurice Ward.

Approval of Minutes: Marcille had the following corrections to the September 26, 1998 Board of Directors Meeting: on the first page where it says Vice-president if there are no other nominations Mr. Gee as, should be was. Second to last line on page one should be Marv Gee moved to approve the minutes. On second page Assistant treasurer report change the colon to a period in \$30. Open Space Report where it is referred to attached is a copy of the letter to Senator Wayne Allard on open space delete the whole sentence as it was never discussed as an official action by the Board. On the next page for the Cross request attached is a draft letter to the cross's from the Board delete the whole sentence as the letter was not sent. On the last page second line where it states talking with our parliamentarian she said our by-laws need to be amended change to reviewed to consider amending certain portions. In the section were it says the newsletter change to Julie Fowler has voiced an interest to edit the newsletter. In the section of U S West draft letter delete sentence as letter was not sent. John Barlow moved to accept the minutes as corrected. Marv Gee second, passed.

Landowners Comments: Duke Sumonia stated that the fifty dollar contribution to the Glen Haven Area Volunteer Fire Department included in the 1999 landowners assessment would not be tax deductible. Steve Little suggested members send two checks. Marcille suggested to put this item on new business.

Board Members Comments: Marv Gee stated he wrote a letter to Mrs. Ward about a concern if her home had been winterized and if the Retreat could be of any assistance. No reply has been received as of yet.

Report of CAI workshop: Marcy Trahan gave a report on her full day session presented by Community Associations Institute. Report is attached.

Reports:

Treasurer: Bill Widmaier reported cash balances as of November 21, 1998 were: checking \$2,430.69, savings \$82,990.08 for a total of \$85,420.77. Treasurer's report is attached.

Assistant Treasurer: Marv Gee gave report for Ken Cooper. Marv reported no properties had changed hands since the September Board meeting. Report is attached.

Architectural Control Committee: Marv Gee gave report for Dennis Bicknell. Report is attached.

RLA BOARD OF DIRECTORS MEETING

NOVEMBER 21, 1998

Environmental Committee: No report

Road Committee: John Barlow reported on the purchase of new speed limit signs. Steve Little reported that 30 loads of gravel and road base have been applied to the roads. Steve moved to create a resolution thanking Al Cunningham for his work on the road and to give a gift certificate of \$50 for dinner for two. Dale Alps second, passed.

Corresponding Secretary: Marcille gave the report for Janice Tate. Marcille reported receiving a letter from Robert and Kathy Squire informing of the completion of the exterior of their cabin. Steve Little reported receiving a letter from Jan Ricker extending a thank you for the road work.

Welcome Committee: No report.

Open Space: No report.

Nominating Committee: Marcille reported committee members are Frances Cunningham and Carol Fulton to serve with Chair Steve Little.

Newsletter: No report.

OLD BUSINESS:

Bulwark Ridge Association: No report.

Covenant Violations: Inoperative vehicles; Article was in last newsletter.

Water Update: Marv reported after the last meeting sending a letter to Tom Matlin stating that we would enter into an agreement that we would pay for the cost of transferring the certificates and the Retreat would pay the annual assessments for the next twenty years and be subject to renegotiation. Tom Matlin to reply.

Road Signs: Areas for the new signs have been tentatively selected.

Parliamentary Bylaws suggestion: Marcille contacted our parliamentarian and asked her to look at those areas she felt we might want to consider looking at. No reply as yet.

Annual Meeting Location: After discussion Dale Alps moved to have the 1999 annual meeting at the Big Thompson Association building. Steve Little second, passed.

Break at 10:50

New Business:

A: \$50 Fire Dept. assessment: Steve Little moved that the notice sent out for the assessment include a single amount, which is our total assessment, and that it include a quote of the wording of the motion that was passed at the annual meeting. Marv second, passed.

RLA BOARD OF DIRECTORS MEETING

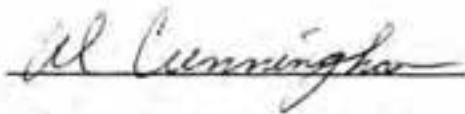
NOVEMBER 21, 1998

NEW BUSINESS (Cont):

- B: Insurance:** Bill Widmaier reported that volunteer workers are not covered by Workers compensation. Marv asked if our umbrella policy covered volunteer workers and Bill said it did. Bill said he is checking on insurance for the roadgrader and backhoe.
- C: Merger of Bulwark Ridge and RLA:** Marcille reported that some of the topics that were covered at the CAI workshop may be useful in the possible rewrite of the by-laws and protective covenants of both Bulwark Ridge and the Retreat.
- D: Steve Little** pointed out that Jim Boyd has not had a pay raise in five years. John Barlow moved to pay Jim Boyd at \$12 per hour for all current work he has completed this year. Marv Gee second, passed.
- B: Budget and Assessment:** Marv Gee moved to approve the 1999 proposed budget as reflected in the worksheet submitted by the Treasurer. Steve Little second, passed. Marv Gee moved that the assessments for 1999 including the contribution to the fire department be at \$195 per owner. Steve second, passed.
- F: Winter Potluck:** After discussion it was decided that the potluck would be held on March 6, 1999 at the Community Church of the Rockies.

Landowners Comments: Duke Sumonia asked if we had received a price adjustment from Jansma Brothers for the work they did on our roads. John Barlow stated that five hours at \$75 per hour had been deducted from the bill.

John Barlow moved to adjourn. Steve Little second, passed.



Al Cunningham Recording Secretary

Approved _____

ABC's for Community Associations

Oct. 17, 1998

I attended a full day session presented by CAI (Community Associations Institute) in Westminster on Oct. 17th. While much of the information covered concerned condominiums, planned communities, and urban community associations, there was a great deal of information that is also applicable to the Retreat which is also a "common interest community" as the above. The following is a brief summary of the topics covered.

The governing documents which create the legal foundation for the Association consist of the following hierarchy:

1. The map, plat or plan;
2. The Declaration and/or Covenants
3. The Articles of Incorporation
4. Bylaws, and
5. Rules and Regulations (motions and resolutions formally adopted by the board
 - suggested that there should be a Book of Resolutions which includes such things as insurance guidelines, previous resolutions, board policies and rulings, amended and restated covenants.

Rights and Obligations of the owners and the board members. Fiduciary responsibilities of the Board were stressed. Fiduciary duty is an umbrella term which also includes a duty of loyalty and a duty of ordinary care. The duty of loyalty prohibits board members from using their position to take unfair advantage of the association by making decisions that benefit their own interests. The duty of ordinary care involves performing our duties in good faith and in a manner which we reasonably believe to be in the best interests of the association. This section also covered the role of the officers and committees in an organization.

Problem Solving of issues involves 5 steps. The Board should:

1. Identify the scope of the problem.
 - designate one or more persons to investigate problem
 - determine time line to report findings to board
2. Determine who has the authority and obligation to address the problem.
 - consider declaration and bylaws, county and state laws and regulations
3. Consider different approaches to solving the problem, evaluate the human and financial resources in relation to the various approaches.
4. Communicate the plan to the members.
 - most important (verbal or written)
 - there is never too much communication with members
5. Monitor and evaluate the plan.
 - minimize short-term impact or inconvenience on owners
 - long term considerations (i.e., maintenance).

It is important to keep written track of these steps to ensure that the problem has been addressed appropriately and in a timely manner.

Finances consist of three phases:

1. Planning Phase- preparation and adoption of an annual budget
2. Operation Phase - preparation and review of monthly financial statements, assessment collection, and investment of funds
3. Evaluation Phase - includes annual review or audit.

This session also discussed the different methods of accounting, Director's and Officers insurance, assessments, and the necessity of replacement/reserve or contingency funds.

Creation and Enforcement of Rules and Restrictions. Restrictions refer to restrictions or covenants created in the declaration, while rules refer to restrictions created by the board. This is one of the most emotionally charged areas associations face. It is critical to have procedures in place that encourage amicable dispute resolution. When boards create a rule or restriction, the following needs to be kept in mind.

1. The rule should be necessary.
2. Before enacting a rule, the board should verify that existing rules and restrictions are inadequate to address the problem.
3. The rule must not be in conflict with the law or other provisions in the governing documents.
4. The rule should be clear and no broader than necessary to address the problem.
5. The rule should be reasonable and apply in a uniform manner.
6. The board should build a consensus for the rule before it is adopted in order to gain acceptance and compliance.
7. The board should enact a rule through resolution of the board.

Board meetings and how they should be conducted started with a hilarious skit about how they shouldn't be run. Discussion followed on setting agendas, dealing with issues, etc.

Overall, I was impressed with the quality of the presenters and the topics covered. I also came away feeling that the RLA conducts it's business in a very professional manner. While concerns and emphasis differ, we certainly hold our own against any of the other associations that were there. It was interesting for me to note that while we have a yearly assessment under \$200, most of these associations charged that much or more on a monthly basis.

Above all, communication with association members is critical. In all instances, we need to put ourselves in the landowners shoes; after all we are landowners too.

Suggestions:

1. Creation of a Book of Resolutions (all the Whereases and Therefore)
2. Development of a "New Board Member" packet, which contains all pertinent information such as the Book of Resolutions, Covenants, the Declaration, By-laws, history of the Retreat, Membership list, etc. This would be extremely helpful for reference.

Respectfully submitted,

Marcy Trahan

RETREAT LANDOWNERS ASSOCIATION
TREASURER'S REPORT
November 21, 1998

Cash balances at Nov. 21, 1998 were:	Checking	\$ 2,430.69
	Savings	82,990.08
	Total cash	\$ 85,420.77

As of November 21, 1998, \$38,824 in assessments has been received. Total 1998 assessments are budgeted at \$39,035. Cash receipts year to date November 21, 1998 total \$43,706.35. This includes assessments, interest, late fees and transfer fees. Cash disbursements year to date November 21, 1998 total \$34,393.68

At November 21, the year to date excess of cash receipts over cash disbursements was \$9,312.67.

Also included in the Treasurer's report are the Statement of Changes in Fund Balances and the Association's check register from September 24 through November 16, 1998.

Bill Widmaier
Treasurer

MEMO

DATE: November 21, 1998
TO: RLA Board of Directors
FROM: Ken Cooper, Assistant Treasurer

1. **Membership update:** As of November 10th there were 211 dues paying members (including Howarth with two separate assessments). No properties had changed hands since the Smallwood purchase from Hall reported at the September Board meeting.

2. A partial payment toward delinquent dues was received from Geldes on November 5. The Geldes delinquency situation dating back to 1996 is as follows:

1996 Assessment	\$215.00; paid \$107.50; outstanding \$107.50
1997 Assessment	\$215.00; paid \$107.50; outstanding \$107.50
1998 Assessment	\$185.00; paid \$ 90.00; outstanding \$ 95.00

Status as of April 1998 excluding late charges, lien filing costs, attorney fees etc. was \$310.00 underpaid. Subsequent payments of \$130.00 (through November 5) reduce the balance (for dues only) to \$180.00

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

November 19, 1998

TO: RETREAT BOARD OF DIRECTORS

FROM: ARCHITECTURAL CONTROL COMMITTEE

The ACC wishes to report to the RLA Board on its activities since the last written report of September 25, 1998. Approval was given to the application of the Russel's, Filing 1, Lot 88, 615 Elkridge Drive for an addition to the existing cabin.

A letter was received from the Squires, Lot 6 Filing 4 indicating that the exterior work on their cabin has been completed. This is in accordance with the six month extension for completion previously granted by the RLA Board.

The Gilbaughs, Lot 33, Filing 2, 491 Copper Hill Road have work underway for their replacement garage. The siding was changed to a split log exterior.

The Shimeks, Lot 38, Filing 2, 551 Copper Hill Road submitted an notice to reroof their cabin. Similarly, Jane Lovejoy, Lot 52, Filing 1, 180 Solitude Court, submitted notice of replacing the roof of the cabin.

Tom and June Bennett, Lot 1, Filing 2, 196 Streamside Drive, advised that they are repainting the exterior of their cabin.

An application has been received from Joe and Treva Jorend, Lot 45, Filing 1, 184 Miller Fork Road for a fenced dog run; approval will probably be given in the next week.

Several telephone discussions have been held with the potential purchaser of two of Lloyd Angell's lots.

Submitted for the ACC:

Dennis R. Bicknell

ACCBDNV8