



RETREAT LANDOWNERS ASSOCIATION, INC.

THE FOURTH ANNUAL MEETING

January 17, 1976 1:00 PM

The Holiday Inn, Estes Park, Col.

Ernie Conrad, RLA president, opened the annual meeting at 1:00PM with a welcome for all the members present at the meeting.

ANNOUNCEMENTS

Ernie Conrad requested a show of hands as to how many are staying for dinner, and then proceeded to introduce the board members and committee heads. He reviewed the agenda for the meeting and explained that proxys for voting are divided equally among board members unless assigned specifically. He requested that members give their names and lot numbers when they wish to speak during the meeting.

APPROVAL OF MINUTES

Marti Hedlund, corresponding secretary, requested that a motion be made to approve the minutes of the Third annual meeting. Jerry Spencer so motioned. Joe Jackson seconded. Motion carried. Marti mentioned that no RLA newsletter was printed this year, and anyone who is interested in being on a newsletter committee should contact her or sign up after the meeting.

PRESIDENT'S REPORT

Ernie Conrad remarked that he was pleased with the good turnout of landowners this year and then reviewed the Retreat events of 1975 with the landowners:

- 1) A new bridge was built at the main entrance. It has a 14 ton load limit.
- 2) Five new cabins were built in 1975 and another five to seven are expected this year.
- 3) The roads are in excellent condition.
- 4) Beetle control has been successful. 544 trees were cut and treated for \$ 1,100. Each tree if not treated infests four or five more.
- 5) The horses roaming in The Retreat have been removed.
- 6) The Architectural Control Committee has been taken over by the RLA.
- 7) I.D. stickers were made and should be put on the windows of landowners' cars.
- 8) There have been no burglaries since March of 1975. (This is due to the many people now living year-round in The Retreat).

Dr. Bennett commented that Ernie Conrad has done an excellent job as president and the landowners followed with applause.

ARCHITECTURAL CONTROL COMMITTEE

Dennis Bicknell, chairperson, said three meetings have been held since the ACC was formed. The proper legal technicalities were performed in the formation of the committee. He then introduced the members of the ACC. Whenever members are going to "move dirt" or build on their lots, they must get a permit from the ACC. Write or call Ernie Conrad, Box 28, Glen Haven, Col 80532, or Dennis Bicknell, 726 Karen St., Fort Morgan, Col. 80701 prior

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to beginning construction. The ACC has thirty days to review applications. John Spidell asked what was necessary to construct a driveway and Dennis replied that the same form is used as for a cabin. Jerry Spencer stressed that problems occur in building in the mountains that owners don't begin to contemplate and the ACC can help landowners avoid pitfalls.

Considerable discussion ensued about the ACC and its ability to enforce covenants. Discussion occurred on how violations are handled, and owners expressed individual concerns about current covenant violations in The Retreat. Ken Forshay motioned to give a vote of confidence to the new ACC. Mel Baker seconded. Discussion occurred. Motion carried unanimously.

BEETLE CONTROL

Dave Hedlund, chairperson of beetle control, reported that the program was carried out from the middle of May through July. This year he also cut an adjacent thirty acres of National Forest (2200 trees) through a contract with the National Forest. All beetle trees in the Retreat have been sprayed, and removed where accessible. In limited access cutting his company was paid \$ 2.10/tree which is a very competitive price. The National Forest pays \$ 6.36/tree and Estes Improvement Assoc. pays \$ 10.00 per tree. There are fresh hits in the Retreat now. Untreated beetles infest at the rate of 400%. We should try to avoid a total brown forest, as can be seen on Storm Mountain. With control we should never see more trees one year than the previous year.

A lengthy discussion occurred with many questions about beetle control. Bill Niles was disappointed that trees are lying on his lot, Ray Napp wondered about having a more lenient tree cutting policy, Sonny Spencer commented that new saplings may be purchased through the National Forest at a reduced price, Charles Revier questioned whether limbs contain beetles (they don't), Tom Holstrom wondered if infested trees can be saved (they can't), Jim Linden inquired as to whether the budget for beetle control is adequate, and John Retrum would like more education on the pine beetle disease. Mike Harris pointed out that the newsletter would be an excellent vehicle for this type of education. One landowner pointed out that he treated his trees with diesel fuel while the tree was standing, in order to save the tree, and it was very effective. Dave Hedlund did not recommend doing this because it kills the natural enemy of the pine beetle, the woodpecker. We want to upset the balance of Nature as little as possible.

ROAD MAINTENANCE

Wilf Howarth, chairperson, reported that in 1975 \$ 3,942.50 was spent on road maintenance. This was below the budget. Only \$ 990.00 was needed for snow removal. What was saved on snow removal was used on emergency work on the Black Creek culvert. One more culvert was put in where badly needed. \$ 2,300 was spent on road work. \$ 590 was spent on the new bridge. Temporary work for the emergency was \$ 62.50. The budget for 1976 includes \$ 2,000 for snow removal and \$ 2,000 for road work. Two more culverts are needed on Dunraven Glade. The policy on snow removal is to confine it to areas used during the winter. If there is not much snow we wait for the wind to remove most of it and if the snow is heavy we wait for a second snowfall so both can be removed at the same time.

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Discussion followed Wilfred's report. One landowner commended the committee (Wilf and Dave Hedlund) for an excellent job on road maintenance. The topic of road signs arose and Tom Hallstrom moved that a sign be posted at each entrance to The Retreat, stating a 15mph speed limit and mentioning the fire hazard of cars with catalytic converters. Discussion occurred. John Retrum moved to split the vote into two sections. Tom Hallstrom seconded. Amendment carried. A vote was taken on the motion to post 15mph speed limit signs at each entrance. Motion carried unanimously. A vote was taken on including warning of catalytic converters on the signs. Motion defeated. Wilf suggested that information about catalytic converters be included in a newsletter.

TREASURER'S REPORT

Mike Harris reviewed the written annual treasurer's report with the landowners. He reviewed the 1976 annual budget. This year the budget is higher, but allows for reduction in cash reserve. A large quantity of money has been devoted to legal expenses, which hopefully **will not** be necessary. Jerry Spencer moved that the 1975 treasurer's report be accepted as stated. Edmond Richards seconded. Discussion. Motion unanimously carried.

ESCAPE PROPERTIES LIMITED FORECLOSURE

John Easley, RLA attorney, explained that since the suit began many negotiating sessions have taken place. The more protracted the litigation, the more the legal costs are. It is important to settle quickly. If the matter can be settled out of court we can have more control over the outcome. If we go to court it will take several years to settle and we will not be sure of the outcome. The matter can be settled out of court in a couple months. A proposal has been received from Maitland which will provide for releases on all liens on property, provide for power, and require a cash contribution from defendants. The proposal is as follows:

Money due Maitland ----- -- \$ 688,102

How will we meet this bid?

Escape deeds back to Maitland 710
acres (unplatted) at \$ 460.71/acre---- \$ 327,102

Escape deeds back 20 platted lots
(unsold) ----- \$ 140,000

Cash from prepaid contracts to
Maitland (based on survey of owners)--- \$ 120,000

Assignment of contracts to Maitland --- \$ 78,000

Cash contributions ----- \$ 23,000

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E. P. L. Assets

Unplatted land -----	\$-327,102
Unsold lots (20) -----	\$ 140,000
Contracts assigned to United Bank of Denver -----	\$ 300,000
Contracts affected in suit (people named as defedents) -----	\$ 425,000
	<hr/>
TOTAL	\$1,192,102

\$ 425,000 --- Contracts affected by suit

Of this amount:

\$ 78,000	-----	assigned to Maitland
120,000	-----	prepaid for cash to Maitland
79,000	-----	assigned to Whitaker
122,000	-----	assigned to M.L.C. Corp.
\$ 390,000	-----	Worth of available contracts

This leaves \$ 26,000 for power

Cash Requirement:

\$ 23,000	--	to meet Maitland bid under proposal
78,000	--	power
\$101,000	--	TOTAL cash requirement

How do we meet the cash requirement?

\$ 26,000	----	we get from Whitaker
26,000	----	we get from balance of contracts

The rest will be from pro rata assessments. There are people named in the suit who are limited partners. They will contribute a portion of the needed funds. If they agree, this amount will be: \$ 29,820

\$ 22,500 from people affected contributing \$ 75/acre

\$ 873 RLA contributes \$30/acre for common areas

\$ 122,118 --- this leaves money for those who don't pay, etc.

Bill Babcock (also acting RLA attorney) then discussed the subject of supplying power in The Retreat. Bill stated that power could be left out of the formula and no one then has to come up with a cash contribution. The reason the contribution should be made is it serves the landowner's own ends. The suit can be settled, the land released, and power secured. Anyone who does not contribute who is affected in the suit is "freeloading". The longer the suit continues, the more interest is owed on existing loans,

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diminishing assets. At the end of this month, \$ 6,000 more interest will be accumulated by Escape Properties.

Discussion then occurred on the assessments per acre and ways to get money to pay off loans landowners have on their lots. A landowner asked if part of the agreement is to let E.P.L. "off the hook." Bill said yes. Ernie commented that power was included in the price of the lot, so if an owner doesn't have power, the value of his lot is less. Only ten lots in the third, fourth, and fifth filings are not affected by the suit. Those people will probably also be happy to contribute. More discussion occurred, with many questions from landowners. The landowners attending the meeting unanimously agreed to the proposal.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Hap McDowell mentioned that he had noticed many motorcycles on Retreat roads and up the Miller path to the National Forest. Ernie responded by saying that landowners or guests can drive motorcycles on the roads and we can not control the National Forest area. Landowners must police motorcycles driving across property themselves.

Ernie Conrad inquired as to whether or not landowners would like to have a special summer meeting with a barbeque. A vote was taken and unanimously passed.

Lloyd Angell felt that the Retreat needs cleaning up, as it is messy. Areas suggested were the burned out cabin, road signs, and the broken bridge brace. Ernie replied that this will be done under the area of landscape maintenance.

Marti Hedlund expressed interest in having telephone wires brought into the Retreat to a central location. Landowners could each contribute money to secure the cable to a central area and individuals could pay from the central area to their homes. Even a central phone booth for emergencies would be an improvement. A phone committee was established.

ELECTION OF TWO BOARD MEMBERS

Nominations opened for two board members to replace Lloyd Angell and Bill Rosenberg. Dave Hedlund nominated Wilf Howarth. Jerry Spencer seconded. Marti Hedlund nominated Laurene Nicholl. Mike Harris seconded. Laurene withdrew. Ernie nominated Joe Jackson. Mike Harris seconded. Mr. Napp nominated John McAffe. John withdrew. Bill Masters nominated himself. Mike Harris seconded. Marti Hedlund nominated Dennis Bicknell. Dennis withdrew. Mr. Persichetti moved that the nominations close. John Spidell seconded. The motion was carried unanimously.

The three nominees -- Joe Jackson, Wilfred Howarth, and Bill Masters then gave short speeches. The members then proceeded to vote by a ballot vote. Each member voted for two board members. Joe Jackson and Wilf Howarth won the election. They will take office on February 1, 1976 at the board meeting.

The meeting was adjourned at 4:45 PM.

Respectfully Submitted,


Marti Hedlund, Corresponding Secretary

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ANNOUNCEMENTS

- 1) If you have not paid your 1976 landowner's assessment, please do so promptly. It is due by April first and delinquent on May 1.
- 2) The summer meeting agreed upon at the Fourth Annual Meeting will be held on August 14, 1976. More information will be given in the upcoming newsletter.
- 3) If anyone has any items of interest for the Retreat newsletter, please send them to Marris Conrad as soon as possible, as the newsletter is planned for May. This includes human interest stories, information from committee members, photos, etc. Address -- Box 28, GlenHaven, Col. 80532
- 4) Marti Hedlund has resigned as secretary, effective on April 1, 1976.
- 5) The new officers of the RLA Board of Directors, elected at the Feb. 1, 1976 board meeting are as follows:

	<u>Phone</u>
Ernie Conrad, president Box 28, GlenHaven, Col. 80532	Bus. 586-5929 Home: 586-2804
Joe Jackson, Vice Pres. 1403 S. Lipan Denver, Col. 80223	Bus. 722-7019 Home: 838-7869
Mike Harris, Sec - treasurer 2144 17th St. Boulder, Col. 80302	443-8318

Other board members:

Wilfred Howerth 154 First St. Box 1193 Estes Park, Col 80517	Bus. 586-2158 Home: 586-4641
Dave Hedlund Box 71 GlenHaven, Col. 80532	-----



RETREAT LANDOWNERS ASSOCIATION, INC.

SPECIAL SUMMER LANDOWNER'S MEETING

August 21, 1976

The Holiday Inn, Boulder, Colorado

Ernie Conrad, RLA president, opened the special summer meeting at 10:30 AM with a welcome for all the members present. Proxys were announced and distributed. The number of votes present were counted and posted. There were 49 votes present and 20 proxys.

ANNOUNCEMENTS

Ernie Conrad reported that the lawsuit has been settled and the less penance released. The common areas are owned by the RLA and the Tax assessments for these areas have been reduced.

Ernie Conrad regretfully announced the death of Tom Quinn who was killed in a traffic accident. A moment of silence was held for the memory of Tom Quinn.

APPROVAL OF MINUTES

Ernie Conrad requested a motion be made to approve the minutes of the fourth annual meeting. Mr. Brandauer so moved. Bill Rosenberg seconded the motion. Motion carried.

TREASURER'S REPORT

Mike Harris reviewed the written treasurer's report for August 21, 1976 which is attached to these minutes. The RLA had been running close to budget until the flood of July 31, 1976. There are over 50 assessments for 1976 which are delinquent. A few of these are due to inaccurate addresses. There are still a handful of delinquent assessments prior to 1976. There are currently 208 landowners and 261 lots in The Retreat. Jerry Spencer moved that the membership accept the treasurer's report. Bill Rosenberg seconded. The report was accepted.

BEEBLE CONTROL

Ernie Conrad reported that a total of 391 beetle diseased trees have been cut and treated in The Retreat. All the trees have not been removed due to the condition of the roads following the flood. The RLA holds a security bond of \$100 from Mr. Troy Allen, the tree cutter, until most trees are removed. Mr. Allen won the beetle control bid of the RLA with the lowest submitted bid of \$1.50 per tree. The other bids were \$7 per tree and \$11 per tree. There were 42 inaccessible trees. These trees are in such a location as to permit cutting and spraying but not removal. Nine trees in the power lines were removed on a precontract basis. The cost of beetle control was \$755 of a budgeted \$1000. It is hoped that the beetle control program will begin in Jan. or Feb. for the year 1977. Ernie explained the effect of the Pinewood Beetle on Ponderosa Pine trees. A discussion on beetle control followed. Jerry Spencer told of a new method of control using the scent of the female beetle. He has offered to further investigate this method. Dave Hicks suggested that anyone who has the proper equipment cut the beetle trees in the forest area to help alleviate the problem in The Retreat. The RLA is in need of a chairman for the beetle control program of 1977. There were no volunteers. Committee sheets were posted so that anyone interested could sign up to become more involved with the workings of the RLA.

ROAD MAINTAINANCE

Wilf Howarth, chairman, reported that, to date, \$775 was spent on snow removal for 1976. This also includes the removal of dangerous trees. The plans for many new signs and general clean-up were not carried out before the flood which may have been a savings in the road maintainance budget for 1976. These new signs and general clean up will not be done until the road work is completed.

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ARCHITECTURAL CONTROL COMMITTEE

Dennis Bicknell, chairman, recognized and thanked the other members of the ACC committee. These include; Jerry Spencer, Laurene Nicholl, Ed Richards, and Lloyd Angell. There have been 6 cabin approvals and these cabins are now under construction. The ACC has been helpful in providing advise on mountain building. In the future the ACC will look more closely at driveway construction. The RLA members were encourage to participate on committees.

OLD BUSINESS

The RLA is in need of a newsletter committee chairman. There is \$250 budgeted for a newsletter. There were no volunteers.

NEW BUSINESS

The RLA needs one board member to replace Dave Hedlund. The nominating committee offered 2 names in nomination. These were Walter Belz and Bill Masters. There were no nominations from the floor. It was moved that the nominations be closed. seconded. The two nominees gave a short speech. The members proceeded to vote by a show of hands. Walter Belz won the election and took office immediately.

The Big Thompson Flood of July 31, 1976

Ernie Conrad reported on the effects of the flood to The Retreat. He had posted aerial photographs along state and county roads and also photographs of the damage to The Retreat. After a 12-14 inch rainfall, flood waters came through Devils Gulch, Glen Haven, Drake and The Big Thompson Canyon. In The Retreat this rainfall caused flood waters to come down Dunraven Glade, washing out holes up to 10 feet deep and 60 to 80 feet long. The North Fork of the Big Thompson washed out the main entrance bridge. The force of the water coming down the Miller Fork Creek caused a 6 foot culvert, at the point where Miller Fork Creek goes under Streamside Dr., to be bent at a 90 degree angle. Since the water had no escape, it formed a lake behind the culvert and this overflowed onto Streamside Dr. Where the force of the water cut a gully until it again joined the stream in its natural bed. Black Creek, which drains a 9 square mile area of land, had a solid wall of water come through it. This completely destroyed Black Creek Rd. which has some areas with 60-80 foot wide areas of boulders. More damage occurred in the area of Streamside Dr. below the junction of Miller Fork Creek and Blace Creek. All the homes in The Retreat escaped with little or no damage but there is damage to some roads, driveways and lots. Biser Excavation began putting in a 4 wheel drive roadway through Streamside Dr. on the third day after the flood. The Job Corps was contacted and toured the damaged area. After consideration, they felt that their inexperienced workers could not handle the job. Biser Excavation, Doty Construction and Edwards Construction went to work on Dunraven Glade and Streamside Dr. and have provided temporary access by 4 wheel drive through both these roads at a cost of \$3500. The areas of the 3rd., 4th., and 5th filings are readily accessible. The upper roads are in fairly good condition. A notice of interest was filed by the RLA to the Federal Disaster Assistance Administration (FDAA). This notice of interest is that Dunraven Glade is a public road and Streamside Dr. and Black Creek Rd. have 30 Ft. wide rights of way which make them public roads and eligible for Federal Assistance. Hourly estimates will be given on 7 designated areas, Ernie is meeting with the proper people to get the men hour and cost estimate. The RLA may be able to get 100% funding to rebuild the roads through the FDAA. If approved, the RLA would get 75% of necessary money right away and the remaining 25% after the roads are rebuilt and inspected and the books are audited. This would include 6 miles of rebuilding damaged roads and 14 miles of regrading. Possibly the cost of regrading will not be 100% reimbursed. The Army Corps of Engineers is the chief agency in charge of debris removal. Ernie has contacted them and is trying to get them to include the Streamside Dr. up to the junction of Black Creek in their debris removal program. The Varra Construction Co. has been contracted by the Army Corps of Engineers for debris removal. They will remove debris from private lots if a right of entry agreement is signed.

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Anyone who sustained damage should contact the Federal Disaster Assistance administration in Loveland (phone 669-6526). You may be eligible for a grant or loan in repairing flood damage. Secondary homes are eligible for this aide. You must apply within 60 days of the disaster. We must make the government aware of the damage done to subdivisions in this disaster. You may do this by calling or writing State Representative Jim Lloyd and U.S. Congressman Jim Johnson.

The Retreat does have a main entrance at this time. Mr. Maitland has given permission for debris to be disposed of on his land. Because of this the Corps of Engineers have put 2 culverts at the main entrance and this is now opened.

An agreement was negotiated with the Hornbuckles for the use of material from their land on road rebuilding. Material will also be available from the common areas and rights of way on the roads. Ernie stated that the roads will be put back in the same places as much as possible but the creeks will be moved as little as possible. Great care will be taken in the undertaking to keep the natural beauty of the land but we cannot expect that it will ever look the same as prior to July 31.

Work had started on bringing power to the 3rd, 4th, and 5th filings before the flood. This work has been interrupted but will proceed again. The RLA will incur no further expence on power due to the flood.

Mr. Brandauer moved that the landowners express their appreciation for all the work Ernie has done in the aftermath of the flood. Motion was seconded. A loud and lengthy round of applause followed.

Dennis Bicknell then said that the members do not realize the amount of time and work Ernie has put in on Beetle Control and now the flood. There are many problems ahead in construction such as the location of property lines and private driveways and many important decisions. It is imperative that we have someone look out for our interests and especially someone who is so well acqusinted wth the lay of the land in The Retreat. We are asking for trouble without this type of special assistance. He then moved that the RLA authorize the board of directors to enter into an agreement with Ernie Conrad effective August 1 through October 15, 1976 to supervise the reconstruction of public roads and maintain liaison with the landowners and other government bodies. The agreement may be renegotiated should circumstances require it beyond that date by the board of directors. Tom Bennett seconded. Discussion followed. Ernie reported what his duties would be.

- 1 supervise reconstruction of The Retreat roads
- 2 pursue through government agencies the necessary funding
- 3 removal of debris and supervise agencies
- 4 stake mark and reconstruc roads along rights of way
- 5 channelize streams were necessary
- 6 co-ordinate power hook ups

It is hoped that Federal funding will cover Ernir's salary plus the other associated espences. Ernie explained that the expences and funding for flood rehabilitation will be kept separate from the RLA general account. The motion was approved unaminously.

Mike Harris moved that the assessment be raised for 1976 from \$40 to \$90 and additional notices be sent out for the collection of said assessments. Tom Bennett seconded. Mike noted that this is the fourth year of collecting assessments. The first year's assessment was about \$73, the next year about \$62, and the following year \$25. The board arbitrarily set aside a reserve of \$5000. This amount had been maintained to this point. Had it not been for the flood we would have basically stayed within our budget. Now we are down to our \$5000 reserve. The membership was urged to support this assessment. It is imperative to have operating capitol.

Jerry Spencer asked if a rebate on next year's assessment may be possible Ernie pointed out that according to the by-laws no assessments may be

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returned. Jerry Spencer said that we may not need the extra money if federal funding is acquired. Mike said that if the money is not needed conceivably the assessment for next year would be reduced from \$40. Dave Hicks wondered if the contribution to this purpose can be added to the cost base to improve the value of land. An accountant may be needed to answer this. Carl Brandauer points out that the money is needed now. If an accountant is consulted it incurs more expense and time. Hab McDowell points out that the motion isn't necessary according to the by laws, as long as the assessment is under \$100. Ernie recognizes that fact but decided to ask the membership since there was a meeting scheduled. Jerry Spencer suggests putting the money assessed into a disaster relief account. Ernie points out that this puts too much restriction on the money collected. Ernie also announced that we will accept any contributions. Ernie read Article 7 of the by laws concerning dues and fees. Charles Revier called the question. Voting took place. The call was affirmed. The motion was read by the secretary. Voting ensued and the motion was unanimously approved.

Bill Belg moved to enter into the minutes that the RLA commend Easley and Babcock on the job of straightening out our legal problems with the stipulation that they pay their dues. Seconded by Carl Brandauer. The motion carried.

QUESTIONS

Is it necessary to get approval from the ACC to replace a driveway? Dennis Bicknell answered. It is not necessary to get approval but be sure to take a good look at driveways especially those that are eroded. Advice will be given if asked.

Jerry Spencer stated that the exact amount of rainfall during the flood was 12 to 14 inches in a 3+ square mile area. This is the same as if Lake Estes were 100 feet higher than it sits today. The ground can only absorb 2% of rainfall under the best of conditions.

Ernie states that most of the water wells and septic systems are alright. If questionable-take a water sample to the water department in Estes Park.

Mrs. Owens asked if we will have telephones in The Retreat? Letters from Mountain Bell have been sent to landowners asking if they are interested in telephones. The outcome is unknown.

ADJOURNMENT

Jerry Spencer moved to adjourn the meeting. Mike Harris seconded. Motion carried. Meeting adjourned at 2 PM.

Respectfully Submitted



Marcella Bicknell, Corr. Sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

IMPORTANT ASSESSMENT NOTICE

Dear Landowners,

I'm sure you have heard by now that we experienced in our area a flood of disaster proportions, estimated as a 1,000 year flood. It deteriorated much of the roads and totally washed out all of some sections of road. We plan to include more information and pictures of the area in our next newsletter. At our summer meeting of landowners August 21, in Boulder, the landowners present unanimously voted support to raise the 1976 assessment to \$90. This increased amount is needed to cover immediate costs in replacing and repairing the damaged roads in The Retreat.

If you have paid your \$40 previously assessed, please remit the additional \$50 as soon as possible. If you have not paid your 1976 assessment please send \$90 promptly to:

Mike Harris, Treasurer
Retreat Landowners Assoc.
2144 Seventeenth St.
Boulder, Co. 80302

We are applying for any disaster aid available to us from appropriate government agencies. At this time, we are waiting for a confirmation of qualification for funding. In the event we do receive funding to help with the road rebuilding, any Association funds not used will be carried forward to lower the assessment for next year. Please cooperate in paying your assessment promptly so that we may repair the roads without delay. Thank you.

NEWSLETTER CONTRIBUTIONS

Dear Landowners,

We are planning the semiannual newsletter of The Retreat Landowners' Assoc. The purpose of the newsletter is to help us all to know our neighbors better and keep the landowners up to date on Retreat news. We would like to include as many of you as possible.

Any contributions (such as personal feelings about the area, special problems in building, facts about the area, to name a few) would be appreciated. There are many interesting subjects to explore. We would also be pleased to publish art work or cartoons contributed by you or your children. Please send your contributions (by the third week of November for current newsletter) to:

Mike Harris, RLA Newsletter
2144 Seventeenth St.
Boulder, Co. 80302

Anything not arriving in time for this current newsletter can be used at a later date. Thanks.