



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

January 15, 1977

The meeting was called to order at 10:25 A.M. All members were present.

ANNOUNCEMENTS

Ernie announced that the construction of power into the fourth and fifth filings was resumed this past week. This should be completed in 6 to 8 weeks. The contractor is using the cul-de-sac near lot 53 filing 1 for a construction site. The contractor has agreed to repair power lines near this cul-de-sac, which were downed during cutting of trees last year.

Due to health problems Wilf Howarth has resigned as a member of the board and as road maintenance chairman. There was a burglary at Dill's cabin, lot 91 filing 1, on January 1st. Many small items were taken.

SECRETARY REPORT

There were no additions or corrections to the minutes of the previous meeting. The minutes were accepted.

FLOOD REBUILDING REPORT

Ernie reported that at present the roads in The Retreat are 90% completed. There has been no change since the last meeting. Mr. Biser of Biser Excavation Co. is ill, therefore most work will be done in the spring. The total cost of flood rebuilding is approximately \$63,000. The RLA has received \$26,500 from the government. Another Flood Damage Survey Report was issued which allotted an additional \$35,565. This should be sufficient funds to complete the flood repair and restoration. At this time \$39,404 has been spent on flood repair.

A bid of \$4600 has been received for reseeding and reforestation. Ernie was able to have this reduced to \$3200. This cost may be reduced further after looking into information from The Soil Conservation District. If the RLA is eligible for the special project of The Soil Conservation District, the program would not be in effect until fall. Ernie suggested that the RLA purchase tree seedlings and shrubs to be planted along Streamside and Black Creek. These would help to hold the top soil during any spring flooding or run off. This would entail buying about 300 potted tree seedlings at a cost of about \$120 and about 400-500 bare root trees. The bushes would be planted in clumps along the stream bottoms. Volunteers will be needed in this planting project. Volunteers for a Flood Reforestation Committee will be sought at the annual meeting.

On November 29, 1976 surveyors made a new plat of lot 17 filing 2 which is owned by Jim Beal. The new plat showed that the restored road goes across lot 17, filing 2 for approximately 120-130 feet and into the lot for 12 feet at the widest point. A special meeting of the Board of Directors was held on December 12, 1976 with Mr. Beal present. The Board toured the area in question and studied the newly surveyed plats. Mr. Beal wants the stream and road replaced to their pre-flood positions. This would involve the use of about \$1000 in culverts and the required dirt moving. Mr. Beal tentatively agreed to pay \$500-\$1000 for the culvert. Verra Construction entered a bid of \$6850. Biser Excavation entered a bid of \$3000 without materials. There would be added expense if the work is undertaken in the winter. After much discussion on this issue, it was decided that the RLA lawyers be asked to draw up a letter to Mr. Beal with the proposal of the RLA. In this proposal the RLA would undertake the expense of dirt moving with Mr. Beal supplying the necessary materials and any difference in bid in the amount of \$500. It was

THE RETREAT LANDOWNERS ASSOCIATION

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also suggested that the RLA have Mr. Beal sign a release once the work is completed.

BEETLE CONTROL

Walter Belz reported that the Beetle Control Committee would meet today and again on January 29 1977 to mark the Beetle Trees. These trees will be marked with a long florescent line that can be seen from the road. The trees must have two or more pitch marks. Mr. Belz will work with the Forest Service to obtain free Lindane.

ROAD MAINTAINANCE

Ernie reported for Wilf Howarth who has resigned. Due to the lack of snow there has been no snow removal so far this winter. Spring work will include remewing and adding road signs. A new chairman is needed. Ernie will ask Jerry Spencer and Albert Dill if they are interested.

TREASURER'S REPORT

Mike Harris submitted a year end report. The RLA has always operated under the budget until this year. Due to the flood of July 31, 1976, the RLA is about \$2000 above the budget. Assessments collected total \$10,214.82. Since the beginning of 1977, \$3250 of the 1976 assessments have been collected. OF the 215 RLA members, 82 have not paid the 1976 assessment. Receivables due from the 1976 assessments total \$6138.25. There is \$5626.93 in the checking account and \$2032.10 in the savings account, making a total of about \$7650 in cash reserves. Interested accumulated on the savings account is \$32.10. Mike asked the board to approve the return of overpayments. This was approved. Mike then submitted a proposed budget for 1977 based on the budgets of previous years. He estimates a total of \$10,000 to be spent and a cash reserve of \$5000. The total budget would be \$15,000. There followed much discussion on the necessary amount for the 1977 assessment. After this discussion, Mr. Belz moved that the assessment for 1977 be set at \$35.00. Seconded by Joe Jackson. The motion was approved.

Mike said that he was not pleased with the accountant used for last year's audit. Ernie moved that Mike find an accountant satisfactory to him. Joe Jackson seconded. The motion was approved.

ACC

Dennis Bicknell reported on the Bradley construction which was started prior to approval by the ACC. There is one application outstanding.

NEWSLETTER

Mike Harris reported for Marg. The newsletter is almost ready to print. It will be available at the annual meeting.

ANNUAL MEETING

There will be an election at the annual meeting to fill 4 positions on the Board of Directors. The terms of Ernie Conrad, Mike Harris, and Walter Belz have expired. Wilf Howarth has resigned leaving the fourth opening on the board. The nominating committee will submit these names for election. Ernie Conrad, Mike Harris, Walter Belz, Bill Masters, Hap McDowell and Harold Dobson.

BILLS

Ernie Conrad, \$79.03 expenses; Mike Harris, \$70.05 expenses; David Hanna, \$40.00 return of overpaid assessment; Marcella Bicknell, \$62.50 secretarial services and \$90.76 expenses.

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Mike moved that the Board approve the bills. Joe seconded. The bills were approved.

ADJOURNMENT

The meetin was adjourned at 12:55 P.M. The next meeting will be held on February 5, 1977 at the Holiday Inn on Egtes Park at 10:00 A.M.

Respectfully Submitted

Marcella Bicknell

Marcella Bicknell, Corr. Sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

1977 BUDGET

Based on our previous year's required operating expenses of the R.L.A., the Board approved the following budget for 1977. This budget is put into motion through collection of the annual assessment from all Retreat landowners as is provided for in our Association by-laws.

Estimated Expenditures:		Cash Sources:	
Road maintenance	\$ 5,000.00	Cash Balance	\$ 4,409.03
Landscape maintenance	2,000.00	Outstanding	9,348.25
Printing, Office Supplies	300.00	assessments	
Postage	200.00	1977 Assessments	7,525.00
Newsletter	500.00		
Telephone	300.00	Less Overdue	(1,700.00)
Legal & Accounting	800.00	accounts	
Secretarial Services	250.00		
Licenses & Taxes	300.00		
Meetings	350.00		
Mileage reimbursement	500.00		
Insurance	200.00		
Architectural Control	300.00		
Miscellaneous	300.00		
Flood Reconstruction	5,000.00		
	<u>\$16,300.00</u>		
Cash Reserve	3,282.28		
	<u>\$19,582.28</u>		<u>\$19,582.28</u>

ASSESSMENT NOTICE

The \$7,525.00 required in the budget to be collected in 1977 assessments is equally divided among the 215 current landowners in the Retreat. This comes to an assessment of \$35.00 due from each landowner for 1977. Please send your remittance to:

Mike Harris, Treasurer
Retreat Landowners' Association
c/o 2144-17th St.
Boulder, Colorado 80302



RETREAT LANDOWNERS ASSOCIATION, INC.

ANNUAL TREASURER'S REPORT

12 months ending December 31, 1976

Cash on hand-United Bank, Boulder (12/31/75) :	\$ 7,000.65
Expenditures during 1976:	\$ 12,914.02
Receipts from assessments:	10,214.82
Refunds & Previous credit:	75.48
Interest-Savings:	32.10
Cash on hand-United Bank, Boulder (12/31/76):	<u>\$ 2,376.93</u>
Savings Account-United Bank, Boulder (12/31/76):	<u>\$ 2,032.10</u>
Outstanding Assessments (142 out of 215 landowners)	\$ 9,348.25

1976 Expenditures - by categories:

Road Maintenance	\$ 775.00
Landscape Maintenance	911.99
Printing, office supplies	234.43
Postage	176.64
Newsletter	250.00
Telephone	269.02
Legal & Accounting	1,438.90
Secretary services	257.65
Licenses & taxes	257.10
Meetings	310.41
Mileage Reimbursement	332.10
Insurance	121.00
Miscellaneous	79.78
1976 Flood Reconstruction	<u>7,500.00</u>
TOTAL Expenses	\$ 12,914.02

RETREAT LANDOWNERS' ASSOCIATION

1976 Expenditures-itemized

1/17 Ernie Conrad	EX	\$ 48.00	6/27 Glen Haven Assoc.	MC	\$ 15.00
1/17 Marti Hedlund	SS	62.50	6/27 Joe Jackson	EX	40.00
1/17 Alpentel Inn	MT	390.30	6/27 Marcella Bicknell	EX	20.00
1/17 John Easley	LA	350.00	6/27 Ernie Conrad	EX	31.96
2/01 Mike Harris	EX	21.30	6/27 Comm. Assoc. Inst.	MC	50.00
2/17 Longmont Soil Dst.	LM	102.60	6/27 Marcella Bicknell	SS	62.50
2/28 Griffith Const.	RM	162.50	6/29 United Bank-Sav.	TR	5,000.00
3/03 Ball & Easley, TA.	LA	813.90	8/14 Troy Allen	LM	520.00
3/28 Mike Harris	EX	20.12	8/14 Ernie Conrad	EX	110.00
3/28 Joe Jackson	EX	33.40	8/14 Marcela Bicknell	EX	75.43
3/28 Ernie Conrad	EX	55.48	8/14 Frontier Agency	IN	121.00
3/28 Marti Hedlund	SS	62.50	8/14 Rhode, Titchenal	LA	50.00
3/28 Marrin Conrad	NL	50.00	8/21 Jean Hornbuckle	FL	122.19
4/08 Sec. State, Colo.	TX	5.00	8/21 Edwards Excav.	FL	537.50
4/09 Marti Hedlund	EX	98.97	8/21 D.D. Doty	FL	615.00
4/20 Griffith Const.	RM	262.50	8/21 Biser Const.	FL	2,352.00
4/29 Larimer Cty. Treas.	TX	158.84	8/21 Holiday Inn	MT	118.60
4/29 Larimer Cty. Treas.	TX	93.26	8/26 Ernie Conrad	FL	1,000.00
5/15 Paul T. Howarth	RM	350.00	9/19 Estes Pk. Hdwre.	LM	156.45
5/15 Rhode, Titchenal	LA	225.00	9/19 Mike Harris	EX	30.79
5/15 Mike Harris	EX	48.60	9/19 Marcella Bicknell	EX	100.18
5/15 Wilfred Howarth	EX	6.20	9/19 RIA Flood Acct.	FL	2,873.31
5/15 Marcella Bicknell	EX	38.71	9/19 Marcella Bicknell	SS	62.50
5/15 Marrin Conrad	NL	200.00	9/19 Ernie Conrad	EX	96.68
5/15 Glen Haven Gnl. St.	MT	6.65	11/21 Troy Allen	LM	100.00
5/15 Ernie Conrad	EX	51.95	11/21 Ernie Conrad	EX	97.85
6/27 Troy Allen	LM	129.50			
6/27 Mike Harris	EX	21.95			
6/27 Alpentel Inn	MT	58.47			
			TOTAL 1976 EXPENDITURES	\$	18,287.14
			less transfers, refunds:	-	5,373.12
			TOTAL 1976 EXPENSES		<u>12,914.02</u>

EX - expense reimbursement
 SS - secretary services
 MT - meetings
 LA - legal & accounting
 LM - landscape maintenance
 RM - road maintenance
 NL - newsletter
 TX - taxes & licenses
 MC - miscellaneous
 TR - transfer of funds
 (checking to savings, vice versa)

IN - insurance
 FL - flood reconstruction



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

February 5, 1977

The meeting was called to order at 10:30 A.M. All members were present.

Mike Harris distributed the treasurer's report, 1977 budget and newsletter. He asked if there were any suggestions on the budget. Walter Belz moved that the RLA donate \$100 to the Glen Haven Fire Department. Joe Jackson seconded. The motion was approved.

Ernie suggested that the minutes of the previous board meeting be corrected by using the word culvert instead of materials in the sentence referring to a proposal of the RLA to Mr. Jim Beal, landowner. There was discussion about the proposal agreed on at the previous meeting. Walter Belz made a motion that the following would be the proposal made to Mr. Beal. The Board of Directors will put Black Creek Road back within the right of way and relocate the stream via two culvert crossings onto the south side of the road. The RLA will accept Biser Excavation Company's bid of \$3000 for dirt work and Mr. Beal will supply the two culverts for the stream crossings, the culverts being the same size as the ones used in the Black Creek Road construction below. Each culvert will be 28 feet long; 50x30 inch arch and 14 guage. Mike Harris seconded the motion. More discussion followed. Ernie displayed and explained the map of the new plat which shows the road going approximately 12 feet into Mr. Beal's property. At the special December meeting with Mr. Beal these following alternatives were discussed: 1. move the road to the right of way. 2. move the road to the right of way and fill the excavation. 3. move the stream and road. 4. move the road to the right of way and divide the stream 5. buy the lot. 6. leave the road and stream as is at present. It was decided to move the road into the right of way with the two stream crossings. This was to be let out on bid. If only the road was put back into the right of way it would mean removing five large Blue Spruce. The contractor will partially fill the two areas where dirt was removed with dirt and rock. Mr. Beal will do the landscaping. Walter Belz points out that we can still put the road back in the right of way and remove the trees. Ernie said that both sides have leverage. The RLA should get a letter of approval from Mr. Beal to the proposal of the RLA. The motion was approved.

The minutes of the previous meeting were approved.

TREASURER'S REPORT

Mike submitted a written treasurer's report which is attached to these minutes.

ROAD MAINTAINANCE

Ernie reported that we still need a road maintainance chairman. The road signs are high priority and this may be let out on bid. Also, we need a new main entrance sign.

BEEBLE CONTROL

Walter Belz reported that approximately 188 trees have been marked. The letter informing landowners that there are beetle trees on their lots are ready for mailing. The cutting should start in mid March.

The meeting adjourned at 11:45 A.M.

The Board of Directors meeting reconvened at 4:40 P.M. Election of officers was held and the incumbants retained their offices. Ernie Conrad, president; Joe Jackson, vice president; Mike Harris, treasurer; Walter Belz will serve the one year term. Bill Masters, new board member was not present.

BILLS

Estes Park Hardware-\$27.39; Marg Hjelmstad-\$250.00 newsletter; Glen

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BOARD OF DIRECTORS MEETING

February 5, 1977

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Haven Fire Department- \$100.00 donation. Mike Harris made a motion to approve the bills. Joe Jackson seconded. The bills were approved.

The meeting adjourned at 4:45 P.M. The next meeting will be held on March 12, 1977 at 10:00 A.M. at Bicknell's cabin in the Retreat.

Respectfully Submitted

Marcella Bicknell
Marcella Bicknell, corr. sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT

February 5, 1977

Cash on hand-United Bank, Boulder (12/31/76) \$ 2,376.93
Savings Acct-United Bank, Boulder (12/31/76) 2,032.10

Cash Disbursements: (for period 1/1/77 to 2/4/77)

1/15 David Hanna (refund overp'mt)	\$ 40.00
1/15 Michael Harris (expense reimburs.)	70.05
1/15 Ernie Conrad (expense reimburs.)	79.03
1/15 Marcella Bicknell (expense reimburs.)	90.76
1/15 Marcella Bicknell (secrec. services)	<u>62.50</u>
	\$ 342.34

Cash Receipts: (for period 1/1/77 to 2/4/77)

Receipts from 1976 assessments \$ 3,770.00

Cash on hand-United Bank, Boulder (2/4/77) \$ 5,804.59
Savings Acct-United Bank, Boulder (2/4/77) 2,032.10
TOTAL CASH RESERVES (2/4/77)..... \$ 7,836.69

1977 Expenditures (to date) - by categories:

Landscape Maint.	\$ 10.00	Secretary services	\$ 67.50
Printing, supplies	7.75	Mileage reimburs.	10.00
Telephone	136.37	Miscellaneous	2.50
Postage	68.22	Refund-overp'mt	40.00
		<u>TOTAL EXPENSES (to date)</u>	<u>\$ 342.34</u>



RETREAT LANDOWNERS ASSOCIATION, INC.

1977 BUDGET

Based on our previous year's required operating expenses of the R.L.A., the Board approved the following budget for 1977. This budget is put into motion through collection of the annual assessment from all Retreat landowners as is provided for in our Association by-laws.

Estimated Expenditures:

Road maintenance	\$ 5,000.00
Landscape maintenance	2,000.00
Printing, Office Supplies	300.00
Postage	200.00
Newsletter	500.00
Telephone	300.00
Legal & Accounting	800.00
Secretarial Services	250.00
Licenses & Taxes	300.00
Meetings	350.00
Mileage reimbursement	500.00
Insurance	200.00
Architectural Control	300.00
Miscellaneous	300.00
Flood Reconstruction	5,000.00
	<u>\$16,300.00</u>
Cash Reserve	3,282.28
	<u>\$19,582.28</u>

Cash Sources:

Cash Balance	\$ 4,409.03
Outstanding assessments	9,348.25
1977 Assessments	7,525.00
Less Overdue accounts	(1,700.00)
	<u>\$19,582.28</u>

ASSESSMENT NOTICE

The \$7,525.00 required in the budget to be collected in 1977 assessments is equally divided among the 215 current landowners in the Retreat. This comes to an assessment of \$35.00 due from each landowner for 1977. Please send your remittance to:

Mike Harris, Treasurer
Retreat Landowners' Association
c/o 2144-17th St.
Boulder, Colorado 80302



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

March 13, 1977

The meeting was called to order at 1:10 P.M. Ernie Conrad introduced Bill Masters, new board member, to all the board members except Joe Jackson who was not present. Ernie made a motion that Mike Harris be also elected secretary. Walter Belz seconded. The motion was approved.

ANNOUNCEMENTS

Ernie announced that two cabins were burglarized last week. The suspected burglars have been caught by the police. Walter Belz suggested installing a gate at the back entrance to discourage burglaries. Ernie explained that we can't do that because it is a public road. The Retreat is patrolled once a day by the county.

Members of the Glen Haven Fire Department are getting ready for a bad fire season if the drought continues. The fire department may get a pumper truck. They are also equipped with maps showing the new numbering system which will help to locate any fires. These items should be kept in your car for use in case of fire. Shovel, burlap bag, heavy cloth, jacket, mountain boots, flashlight, bucket and a 5 gallon back pack is very useful but expensive.

Walter Belz suggested that we discourage landowners and their children from rolling rocks down the mountain sides. This could be dangerous to anyone walking below. Ernie said that this could be put in the newsletter.

Marg Hjelmstad will be the newsletter chairperson. There may be a summer newsletter.

Ernie will get the Retreat maps ready to send to the landowners.

The power installation is progressing. There are six more poles to be installed and then the wire to be strung.

SECRETARY REPORT

Ernie asked for approval of the minutes of the previous meeting. Mike Harris made a motion that the minutes be approved. Walter Belz seconded. The minutes were approved.

BEEBLE CONTROL

Four bids by woodcutting contractors were submitted. These were read by the secretary and are as follows; United Wood Products (Paul Bustamantle), \$4.00 per tree or a total of \$752.00 for 188 trees; Troy Allen, \$3.00 per tree; Joe Cox Logging, \$20.00 per tree or a total of \$3760.00 for 188 trees; Richard Flowers, \$9.60 per tree or a total of \$1804.80 for 188 trees. Discussion followed. Troy Allen does a good job but will be gone through the month of May. Also, Troy will use the wood for firewood so it will have to be sprayed. The RLA probably will not get any free chemical this year which will cause extra expense. United Wood Products will remove the trees to the valley as they are cut; therefore the chemical won't be needed. Walter pointed out that if it rains while the chemical is still wet on the trees then the chemical is not effective. Walter Belz made a motion that the RLA accept the bid of United Wood Products at \$4.00 per tree because there will be no chemical expense. Mike Harris seconded. The motion was approved. Walter will compose a letter notifying, to whom it may concern, that United Wood Products has won the bid to do woodcutting in the Retreat. These will be sent to the Larimer County Sheriff, the Forest Service, the wood cutter,

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Ernie Conrad and the RLA secretary. A master map will be sent to the woodcutter and Walter will get a \$100 Performance Bond in the form of a check from the woodcutter. An initial payment of \$500 will be given the woodcutter on May 15, 1977 upon receiving a satisfactory work report. The balance will be paid and the Performance Bond returned upon completion of the contract which should be around July 15, 1977.

A four by four foot sign will be placed at each entrance with red lettering saying, no wood cutting allowed, private property, all Retreat subdivision. Walter Belz is making these signs and they will cost about \$40.00 which will come from the beetle control budget.

ROAD MAINTAINANCE

The roads were plowed of Saturday, March 12, 1977. Ernie asked for authorization to pay Griggith for plowing the roads. Mike Harris points out that the culvert at the junction of lots 10 and 9 on Black Creek Road is not sufficient for spring run off. The water in the culvert freezes and is unable to thaw properly because of the shady location. It is causing the road to become bogged in mud. Mike suggested replacing the culvert with the old bridge from the back entrance. A catch basin will then be dug to catch silt and help to relieve the run off,

Mrs. Edmund Richards and Mrs. Laurene Nicholl have been awarded the contract to make new road signs. The Forest Service has asked that the sign that says private property at the front entrance be removed,

TREASURER'S REPORT

Mike submitted awritten treasurer's report for March 13, 1977 which is attached to these minutes. The 1977 assessments are coming in steadily. The official assessment notice will be sent to the landowners by April 1, 1977. The delinquent notices will be sent on May 1, 1977.

There was a Board of Directors Resolution to add another member as signiture for the regular checking account and savings account, to replace Wilf Howarth. Mike Harris made a motion that Walter Belz name be added to the bank signature card for the checking and savings account. This card is attached to these minutes. Bill Masters seconded. The motion was approved.

Mike Harris made a motion that the RLA engage Johnson and Griffin accountants of Boulder Colorado to complete the annual book audit and file necessary federal and state forms accordingly. Bill Masters seconded. The motion was approved.

Payment on the Surety Bond is due. The RLA is required to maintain a Surety Bond in the amount of \$1000 each on the president and treasurer. This is a three year policy with L.C. Wilson Agency, Inc. of Ft. Collins Colorado. This is a renewal and will cost \$82.00

Walter Belz moved that the treasurer's report be approved. Ernie seconded. The report was approved.

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The RLA has made an agreement with Verra Construction Co. to allow them to dig another debris hole in the same location as the one used after the flood. This will give Verra and the RLA a place to dispose of debris not yet removed from the flood.

The RLA has bills of about \$19,000 due to the road rebuilding contractors. These contractors are asking to be paid and some have threatened to start charging interest. Ernie asked that \$7500 be transferred from the general account to the Flood Repair Account. This money to be used to pay part of the bills. This would bring to \$15,000 the total amount of money that the RLA has paid for emergency flood repair and road reconstruction. The RLA should receive a check for \$24,000 from the government by mid April. A final audit of the books should follow with a reimbursement of the \$15,000 to the RLA general account. Mike Harris made a motion to transfer \$7500 to the Flood Repair Account to pay part of the bills incurred on flood reconstruction. Bill Masters seconded. The motion was approved.

Ernie has not received written confirmation from Jim Beal on the letter sent to him. The board is waiting for his reply before any further action is taken.

Walter Belz suggested that the board consider erecting a shelter house in one of the common areas. There was discussion on this. Ernie suggested that a fence be installed to outline the lots from the pathway to the common areas at the end of Fisherman's Lane.

LIABILITY INSURANCE

Joe Jackson was not present. He is investigating the insurance offered by CAI News magazine. Bill Masters name will be put on the present policy and Wilf Howarth's name eliminated.

ACC

The driveway application for Mueller's lot has been approved. No other applications have been received.

BILLS

Elsie Wilson, Surety Bond, \$82.00; Colorado Secretary of State, corporation filing fee, \$5.00; Larimer County treasurer, property taxes, \$53.28; Mike Harris, expenses incurred, \$49.55; Marcella Bicknell, expenses incurred, \$59.99; Ernie Conrad, expenses incurred \$46.85; Marcella Bicknell, secretarial services, \$62.50; RLA Flood Repair Account, flood reconstruction bills, \$7500.00. Mike Harris moved that the bills be approved. Bill Masters seconded. The bills were approved.

The next meeting will be held on Sunday, May 15, 1977 at 1:00 P.M. at Bicknell's cabin in the Retreat. Mike Harris moved that the meeting be adjourned. Walter Belz seconded. The meeting was adjourned at 3:50 P.M.

Respectfully Submitted

Marcella Bicknell

Marcella Bicknell, corr. sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT

March 13, 1977

Cash on hand-United Bank, Boulder (2/4/77)	\$ 5,804.59
Savings Acct-United Bank, Boulder (2/4/77)	2,032.10

Cash Disbursements: (for period 2/4/77 to 3/12/77)

Glen Haven Fire Dept. (donation)	\$ 100.00
Margaret Hjelmstad (newsletter)	250.00
Estes Park Hardware (landsc. maint.)	27.39
Holiday Inn-Estes Pk. (Annual meeting)	288.55

Cash Receipts:(for period 2/4/77 to 3/12/77)

Receipts from 1977 assessments	\$ 1,219.73
Receipts from past due assessments	555.00
Dinner reimbursements, annual meeting	169.00
Interest, Savings Acct., United Bank	25.56

Cash on hand-United Bank, Boulder (3/12/77)	\$ 7,082.38
Savings Acct-United Bank, Boulder (3/12/77)	<u>2,057.66</u>
TOTAL CASH RESERVES (3/12/77)	\$ 9,140.04

1977 Expenditures (to date) - by categories:

Landscape Maint.	\$ 37.39	Secretary services	\$ 67.50
Printing, supplies	7.75	Mileage reimburs.	10.00
Telephone	136.37	Miscellaneous	102.50
Postage	68.22	Refund-overp'mt	40.00
Newsletter	250.00	Meetings	288.55

TOTAL EXPENSES (to date) \$ 1,008.28



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

May 15, 1977

The meeting was called to order at 1:15 P.M. All members were present. Also present were Harold Dobson, road maintenance chairman and Eleanor Peiffer, landowner.

ANNOUNCEMENTS

The summer picnic will be held on Saturday, July 30, 1977 at 12 noon. It will be held at the Forest Service Trailhead at the end of Dunraven Glade. Mrs. Bramwell was selected as chairperson. The RLA will supply beer, pop, charcoal, potatoe chips, drinking cups and garbage bags.

Walter Belz suggested that the RLA invite the families living on the road that leads to the back entrance to become associate members of the RLA. There are approximately ten families in this area. Walter will pursue the matter.

There will be three Elk seasons this year. The first from Oct.22-Nov.1; The second from Nov.5-Nov.15; the third from Dec.10-Dec.20.

There was a fire on Streamside Dr. where the road crosses Miller Fork Creek. One of Biser Construction Co.'s trucks caught fire. The Glen Haven Fire Department extinguished the fire.

FLOOD REPAIR REPORT

The government has authorized a total of \$70,247 for the flood repair work in the Retreat. At this time, \$65,348.15 has been spent, leaving an extra \$5000. If this extra money is not spent by May 15, 1977 it will return to the government. Grader work totaling \$900 is being done and will be paid from the extra \$5000. Ernie suggested that he be paid another \$500 for supervisory work. Joe Jackson made a motion that the board authorize Ernie Conrad as supervisor in the amount of \$4000 for 120 supervisory work days on road repair work due to the flood of July 31, 1976. Bill Masters seconded the motion. The motion was approved. Ernie then suggested that the board set up a special fund for contingency reserve for minor touch up repair work in the amount of \$1500 to come from the extra \$5000. After much discussion a straw vote was taken and the board turned down this suggestion.

The bills to be paid on May 15, 1977 for flood repair total \$2114.31. Funds in the Flood Repair Account total \$299.16. Mike Harris made a motion that the board authorize the transference of an additional \$2000 from the RLA General Fund to the RLA Flood Repair Account. Walter Belz seconded. The motion was approved. This will pay all the bills. The books will then be turned over to the government for audit. Following the audit the 25% of the bills paid by the RLA will be returned to the RLA by the government.

BEAL'S ENCROUCHMENT

Mr. Jim Beal has verbally agreed to supply the necessary culvert while the RLA returns the road to the right of way and the stream to it's original location. Mr. Beal has also agreed verbally to sign a release drawn up by the RLA attorneys in which he (Beal) states that he will not hold the RLA liable for the way the road was repaired after the July 31 flood. Biser Construction Co. will do the road work for \$3000.

SECRETARY REPORT

Ernie asked for a motion to approve the minutes of the last meeting. Mike Harris so moved. Joe Jackson seconded. The minutes were approved.

TREASURER'S REPORT

Mike Harris submitted a written treasurer's report for May 15, 1977

THE RETREAT LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

May 15, 1977

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which is attached to these minutes. Over 100 assessments for 1977 have been received in the amount of \$4200. The new assessment notice envelopes are being used and are working well. There is still about \$3000 of past due assessments, most of which are the additional \$50. Mike asked the board for direction on handling past due assessments. There was much discussion on this matter. Ernie would like to avoid filing liens until all affairs of the RLA are more settled. He suggested using a 10% late fee. The board disagreed with the use of late fees. The board asked Mike to continue with matters as he has in the past. Past due assessment notices for 1977 will be sent on July 1, 1977.

The Annual Financial Statement is completed and distributed to the board members. This statement was done on a strict cash basis whereas in the past the annual statement had been done on an accrual basis. Mike feels that the accountant did a good job. Joe Jackson made a motion that the treasurer's report be accepted as presented. Walter Belz seconded. The treasurer's report was approved.

BEETLE CONTROL

Walter Belz reported that he will be checking out the beetle control program next week. Ernie pointed out that as yet, the woodcutter has cut down only a few trees and has not bucked or removed them. He feels that the contractor may forfeit his security bond if the work isn't started soon. Walter said that he will contact the contractor. Walter feels that he will complete the job.

ACC

There is one building application pending for Mr. Mills.

RLA COMMON AREA TITLE INSURANCE

Ernie reported that he has ordered a title insurance policy in the amount of \$5000 for the common areas. The policy costs \$120. To be properly organized; the RLA should have this title insurance. Mike made a motion that the board approve payment for the title insurance. Bill Masters seconded. The motion was approved. There was much discussion on the use of the common areas. Bill Masters made a motion that the board assemble early for its next meeting and tour the common areas. Joe Jackson seconded. The motion was approved.

RLA LIABILITY INSURANCE

Joe Jackson has received information on liability insurance from the Community Association Institute. Their information refers mainly to condominiums and stipulates that 51% of the lots be sold and a majority of the board members and officers be permanent residents. This \$1000 deductible policy would cost \$648 for the first two years. It would cover errors and omissions. The current policy, which expires on June 29, 1977, covers proven liability and costs \$121 per year. Joe Jackson relinquished his insurance duties to Bill Masters who is in the insurance business. Mr. Masters will investigate the different policies and try to determine if the RLA is in need of errors and omissions insurance.

NEWSLETTER

It is hoped that another newsletter will be printed following the summer picnic.

CETA JOB OPENING

The RLA has an opportunity, as a non profit organization, to hire a disadvantaged youth for summer work through a new government program called Ceta. This program is intended to provide work situations to learn meaningful skills and is financed by the government. The youth, between the ages of 14 and 21, will work 20 hours a week for

THE RETREAT LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

May 15, 1977

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a total of 180 hours from June 13 through August 24. The government pays the salary of \$2.30 per hour. Ernie suggested that the RLA hire a youth for ten hours a week as a clerk-typist and ten hours a week as a parks grounds aide. Mike made a motion that the RLA pursue the Ceta program. Joe Jackson seconded. The motion was approved.

ROAD MAINTAINANCE

Harold Dobson, chairman, was present. He and Ernie will drive over the Retreat to check the roads and determine any needed work. The roads are in good condition.

BILLS

RLA Flood Repair Account-\$2000; Bill Masters, expenses-\$31.60; Walter Belz, expenses-\$99.60 (signs); Marcella Bicknell, expenses-\$74.61; Ernie Conrad, expenses-\$143.65; Mike Harris, expenses-\$99.97; Marg Hjelmstad, artwork and printing Retreat maps\$82.86; Johnson and Griffin Inc., 1976 990 tax filing and 1976 annual audit- \$350.00; Lawyers Title of Colorado, title insurance for commomareas- \$120.00; Griffith Construction Co., road maintainance-\$450.00; Colorado Secretary of State, certificate of incorporation- \$1.00; Estes Park Sentry Hardware, landscape maintainance-\$6.34; Community Associations Institute, booklet subscription- \$50.00. Mike Harris made a motion that the bills be approved as designated. Joe Jackson seconded. The bills were approved.

The next meeting will be on July 9, 1977 at 9:30 A.M. at Bicknell's cabin in the Retreat. The meeting adjourned at 3:45 P.M.

Respectfully Submitted

Marcella Bicknell

Marcella Bicknell, corr. sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT

May 15, 1977

Cash on hand-United Bank, Boulder (3/13/77)	\$ 7,082.38
Savings Acct-United Bank, Boulder (3/13/77)	2,057.66

Cash Disbursements: (for period 3/13/77 to 5/14/77)

L.C. Wilson Agency (insurance)	\$ 82.00
Colo. Sec. of State (Corp. fee)	5.00
Larimer Cty. Treas. (Prop. taxes)	53.28
**Adjust acct. for returned check (B. McDowell)	63.00
Mike Harris (expense reimb.)	49.55
Marcella Bicknell (expense reimb.)	59.99
Ernie Conrad (expense reimb.)	46.85
Marcella Bicknell (Secr. service)	62.50
R.L.A. Flood Acct.-Estes Park	7,500.00

Cash Receipts: (for period 3/13/77 to 5/14/77)

Receipts from 1977 assessments	\$ 3,034.93
Receipts from past due assessments	1,050.00
Bond, Tree Cutting Program (United Wood Products)	100.00
Transfer of funds, from UBB Savings Acct.	2,000.00
Interest, Savings Acct., United Bank, Boulder	11.94

Cash on hand-United Bank, Boulder (5/14/77)	\$ 5,345.14
Savings Acct-United Bank, Boulder (5/14/77)	\$ 69.60
TOTAL CASH RESERVES (5/14/77)	\$ 5,414.74

1977 Expenditures (to date)-by categories:

Landscape Maint.	\$ 10.00	Secretary services	\$ 141.50
Printing, supplies	31.65	Mileage reimburs.	116.40
Telephone	161.16	Miscellaneous	32.89
Postage	155.02	Refund-overp'mt	40.00
Newsletter	250.00	Meetings	288.55
Taxes, licenses	58.28	RLA Flood Repair Acct	7,500.00
Insurance	82.00		

TOTAL EXPENSES (to date) \$ 8,867.45



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

July 9, 1977

The board members met at 9:30 AM to begin a tour of the common areas. All members were present.

The meeting was called to order at 12 noon. There was a lengthy discussion on the possibilities for use of the different common areas. Ernie made a motion to survey the front part of the common area at the end of Fisherman's Lane (known as The Park) to properly define the boundaries and to spend no more than \$250, after the government reimburses the money used for flood repairs. Bill Masters seconded the motion. The motion was approved. It is hoped that The Park will be suitable for the placing of a sheltered picnic area for the use of the landowners.

ANNOUNCEMENTS

The Ceta project was unsuccessful.

SECRETARY REPORT

Ernie moved that the minutes of the last meeting be approved. Joe Jackson seconded. The minutes were approved.

Marcella Bicknell reported that plans for the summer picnic are completed. A portable toilet had been rented from the Little John Co. Grace Bramwell and Marcella Bicknell will get the necessary supplies for the picnic. Mike Harris made a motion to give Marcella Bicknell \$120 for the purchase of refreshments and supplies for the picnic. Joe Jackson seconded. The motion was approved.

BEEBLE CONTROL

Walter Belz reported that approximately 302 trees were lost to beetles this year. August 1, 1977 is the last date for removal of these trees. Walter will contact the woodcutter to inform him of an extra 45 trees to be cut and removed or sprayed if the trees are inaccessible. Mike suggested that the RLA send a letter of appreciation to the woodcutter upon completion of a good job with the return of the performance bond. Walter Belz made a motion that the RLA make a check out to United Wood Products in the amount of \$600 as partial payment and the balance on August 1, 1977 upon satisfactory completion of the contract. Mike Harris seconded. The motion was approved. Ernie suggested finding a beetle control chairman for 1978. Mike said that he feels this is premature and to wait for the annual meeting. It may be necessary to hire someone to be in charge of beetle control.

RLA ROAD SIGNS

Laurene Nicholl was present and reported that all but two of the new road signs are installed. Mike Harris made a motion that the RLA approve for payment the bill submitted by Laurene Nicholl for \$400 for road signs. Walter Belz seconded. The motion was approved. Mike Harris made a motion that the board approve for payment at this time the amount required for two additional signs. Walter Belz seconded. The motion was approved. Laurene Nicholl agreed to help with making a new sign for the front entrance. This sign will be part of the road maintenance budget.

TREASURER'S REPORT

Mike Harris submitted a written treasurer's report for July 9, 1977 along with a mid-year summary. Both are attached to these minutes. The assessments collected since the last meeting total \$1310. The mid-year summary shows where the expenditures have

THE RETREAT LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

July 9, 1977

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gone and the receipts have come from. Mike will start determining the total percentage of assessments received to use in determining the budget. At this time over fifty percent of this year's assessments have been received. Mike made a motion that the RLA refund \$40 for overpayment of assessments to Mr. Jensen. Bill Masters seconded. The motion was approved.

Mike reviewed the delinquent assessment list. Mike feels that most of those owing the \$35 assessment for 1977 will pay this assessment. Joe Jackson made a motion that the treasurer's report be approved. Bill Masters seconded. The report was approved.

MILLER FORK STOCKING

Walter Belz reported that the state will not consider stocking the Miller Fork Creek. The price list for private stocking is as follows: cutthroat trout; 6"-8"- \$65 per 100, 7"-9"- \$75 per 100, 8"-10"- \$85 per 100; rainbow trout: 6"-8"- \$50 per 100, 7"-9"- \$60 per 100, 8"-10"- \$70 per 100. Also there is a charge of \$25-35 per load for transporting. Signs along the stocked stream would read, Stocked Stream- Private fishing- permission required. Stocking the stream would cost between \$300 and \$500. The board decided to table this item until the next meeting.

FLOOD REPAIR

All road repair is completed. Mr. Beal's road work is also completed and the RLA has his release of liability. The cost of this road work was \$3000. Ernie made a motion that the board approve a partial payment of \$500 now, plus an approved payment of \$309.50 for the rock blasting on Black Creek Road to be paid now to Biser Excavation Co. Mike Harris seconded the motion. The motion was approved. The Forest Service will start road repair work on Dunraven Glade Road in about one week.

RLA LIABILITY INSURANCE

Bill Masters reported that there is no liability insurance which covers errors and omissions available for a member association such as the RLA. An attorney has advised that there is no need for liability insurance for such an association as the association is protected by it's by laws. After much discussion it was decided that Bill Masters and Mike Harris would investigate a policy offered by Crumb and Forest Insurance Agency. Ernie made a motion that the board approve the payment of \$121 to Frontier Agency Inc. for continuance of the liability insurance. Bill Masters seconded. The motion was approved.

ACC

The ACC has approved one cabin application for Mr. Mills, and has one pending for Mr. Persichetti.

NEWSLETTER

Mike Harris reported that articles are needed for the newsletter. People should be encouraged to write articles about their experiences in the Retreat. The newsletter should be printed and distributed by October 1, 1977. A budget of \$325 was approved for the newsletter.

BILLS

A transfer of \$180 was made from the Flood Repair Account to the RLA General Account. The bills are as follows:
Laurene Nicholl----\$400----road signs
United Wood Products--\$600 ---beetle program partial payment
Marcella Bicknell-----\$120---Advance for picnic supplies
Johannes Jensen---\$40--- refund overpayment of assessment
Marcella Bicknell----\$55.67----Expence reimbursment

THE RETREAT LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

July 9, 1977

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Walter Belz----\$27.00----expencc reimbursement
Bill Masters---\$15.80----expencc reimbursement
Joe Jackson----\$44.00----expencc reimbursement
Biser^a Excavation---\$309.50---rock blasting
 \$500-----partial payment for road repair
Frontier Agency----\$121----liability insurance
Ernie Conrad---\$84.94-----expencc reimbursement
Marcella Bicknell-----\$62.50---Secretatial services
Mike Harris made a motion that the bills be approved. Joe Jackson
seconded. The bills were approved.

The meeting was adjourned at 2:20 PM. The next meeting will be
held on September 11 at 10:30 AM at Bicknell's cabin in the Retreat.

Respectfully Submitted

Marcella Bicknell
Marcella Bicknell, corr. sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT

July 9, 1977

Cash on hand-United Bank, Boulder (5/15/77)	\$ 5,345.14
Savings Acct-United Bank, Boulder (5/15/77)	69.60

Cash Disbursements: (for period 5/15/77 to 7/8/77):

R.L.A. Flood Acct.-Estes Park (transfer funds)	\$ 2,000.00
Bill Masters (expense reimb.)	31.60
Walter Belz (expense reimb.)	99.60
Marcella Bicknell (expense reimb.)	74.61
Ernie Conrad (expense reimb.)	143.65
Mike Harris (expense reimb.)	99.97
Marg Hjelmstad (maps-printing)	82.86
Johnson & Griffin, Inc. (accounting)	350.00
Lawyer's Title Ins. Co. (title insurance)	120.00
Griffith Construction Co. (road maint.)	450.00
Colo. Sec. of State (license)	1.00
Estes Pk. Sentry Hdwre. (lands. maint.)	6.34
United Bank (checks-printing)	6.49
Community Assoc. Inst. (dues-misc.)	50.00
Thompson Pipe & Steel Co. (culvert-reimb.)	985.80
	<u>\$ 4,501.92</u>

Cash Receipts: (for period 5/15/77 to 7/8/77):

Receipts from 1977 assessments	\$ 910.00
Receipts from past due assessments	400.00
Reimbursement-J. Beal (culvert)	985.80
	<u>985.80</u>

Cash on hand-United Bank, Boulder (7/8/77)	\$ 3,139.02
Savings Acct-United Bank, Boulder (7/8/77)	69.60
TOTAL CASH RESERVES (7/8/77)	<u>\$ 3,208.62</u>



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT

MID-YEAR SUMMARY - JUNE 30, 1977

Cash on hand-United Bank, Boulder (12/31-76)	\$ 2,376.93
Savings Acct-United Bank, Boulder (12/31/76)	2,032.10
TOTAL CASH RESERVES (12/31/76)	<u>\$ 4,409.03</u>

1977 Expenditures (to date)- by categories:

Postage	\$ 228.61
Meetings	293.55
Taxes and Licenses	59.28
Landscape Maintenance	52.98
Road Maintenance	512.96
Secretarial Services	167.00
Telephone	224.87
Office Supplies, Printing	187.93
Legal and Accounting	350.00
Insurance	202.00
Mileage reimbursement	231.50
Newsletter	250.00
Misc. other expenses	82.89
EXPENSES (to date)	<u>\$ 2,843.57</u>

Adjustments to Expenditures:

Transfers to Flood Repair Acct	\$ 9,500.00
Refunds-overpayments	40.00
Bad checks	63.00
Reimbursement for culvert	985.80

TOTAL EXPENDITURES (to date) \$13,432.37

1977 Receipts (to date) - by categories:

1977 Assessments	\$ 4,989.66
1976 Additional Assessment	4,755.00
1976 Regular Assessment	840.00
Other past due previous assessments	50.00
Annual Meeting Dinner Reimbursements (2/77)	156.00
Transfers from United Bank Savings Acct.	2,000.00
Pine Beetle Project-tree cutting Bond	100.00
Misc. Reimbursements	985.80
Interest-Savings Acct., United Bank	37.50
Bad check accounts	63.00
Overpayments on assessments (to be refunded)	80.00
	<u>\$14,056.96</u>

Cash on hand-United Bank, Boulder (6/30/77)	\$ 2,964.02
Savings Acct-United Bank, Boulder (6/30/77)	69.60
	<u>\$ 3,033.62</u>



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING September 18, 1977

The meeting was called to order at 11 AM by Ernie Conrad. All board members were present except Walter Belz.

ANNOUNCEMENTS

The different hunting seasons are beginning and will continue until the first of the year.

SECRETARY REPORT

Ernie asked for a motion approving the minutes of the last meeting Joe Jackson so moved. Bill Masters seconded. The minutes were approved.

Marcella Bicknell reported that the summer picnic was a success with about 50 landowners attending. The RLA provided two kegs of beer, four cases of pop, sixty pounds of charcoal, potatoe chips and cups. We hope to have another picnic next summer.

PHONE REPORT

Ernie reported that he had sent a letter to Mountain Bell seeking information on the installation of a phone booth in the Retreat. Mountain Bell replied that a semi-public phone could be installed at a cost to the RLA of approximately \$50 per month for one year. After one year and if the income is justified the phone booth will be made public and the RLA will no longer pay a fee. A deposit of \$90 will be returned within a year. The installation cost is \$85.00 and the RLA will have to provide a cement pad at a cost of approximately \$40.00. There was much discussion during which Mike Harris pointed out that this will be one of the highest expenses to the RLA. Mike suggested that Ernie call the Public Utilities Commission to explore the possibilities of getting a better deal. The RLA will not be held liable if the booth is damaged. Joe Jackson made a motion that the RLA pay for and operate a pay phone at the entrance to the Retreat to operate for one year. Bill Masters seconded. The motion was approved.

PERIMETER SURVEY REPORT

Ernie Conrad reported that the Forest Service hired BLM a few years ago to survey seven townships in Roosevelt National Forest. The Retreat was one of those townships. This survey showed that the survey done by VTN Colorado Inc. for Lynn Wells was not accurate in the area surrounded by National Forest. Land is gained on some lots and lost on others. The land gained belongs to Walter Maitland and that lost goes to the Forest Service. There probably will be an exchange of these small pieces of land between Maitland and the Forest Service. There is essentially nothing that the RLA can do about this situation. Landowner complaints must go to VTN.

MAITLAND'S NEW ROAD REPORT

Walter Maitland is constructing roads in the area west of Miller Fork Road at the end of filing five. There was a discussion of a letter from the RLA attorney Colton Babcock which is attached to these minutes. This discussion showed there are several areas open to negotiation. Therefore a resolution was made by Ernie Conrad that our attorney, Colton Babcock, should continue with negotiations with Maitland and keep us informed as to what is going on. Joe Jackson seconded. In further discussion Mike Harris suggested that the RLA get another opinion on the letter from Mr. Babcock from another lawyer. Ernie will do this. The motion was approved.

THE RETREAT LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Sept. 18, 1977

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BEEBLE CONTROL

Walter Belz was not present. Ernie reported that 281 beetle trees have been cut, bucked and removed from the Retreat. The woodcutter has been paid and his performance bond returned. Beetle Control needs a new chairman. Joe Jackson made a motion that a letter be sent to Dave Hedlund inviting him to consider being Beetle Control Chairman next year and the board would consider paying a consulting fee for supervision and overseeing the contractor throughout the project. Bill Masters seconded. The motion was approved.

TREASURER'S REPORT

Mike Harris submitted a written treasurer's report which is attached to these minutes. He reported that many overdue assessments have been paid. Mike will draw up a letter to send to those still delinquent in paying their assessment. He will clear this letter with Ernie. Ernie Conrad made a motion that the treasurer's report be approved. Joe Jackson seconded. The report was approved.

RLA LIABILITY INSURANCE

Bill Masters reported that there is a new improved lower rate structure program for property owner associations now available through James Insurance Broker through the GAI magazine. He does not know the rates but will return the policy and if the bill is reasonable the RLA will pay it. The RLA has sent a policy of \$500,000-\$1,000,000 with \$1000 deductible.

MILLER FORK STOCKING

Ernie reported that the funds for stocking are available but the water level is too low and the stocking will take place in the spring. The cost of this project will be approximately \$500.

ROAD MAINTAINANCE

Construction will begin on Dunraven Glade Rd. on October 1, 1977. When the Forest Service has completed this project, the RLA will hire their grader to grade the roads in the Retreat. After this initial grading the RLA will let the bids from Edwards Construction and Griffith Construction to plow the roads this coming winter. The temporary sign at the front entrance will be moved to the back entrance and a larger sign, to be decided upon later, will be placed at the front entrance.

NEWSLETTER

Mike Harris reported that the newsletter will be printed and distributed when it is completed. More articles of interest are needed.

BILLS

Marcella Bicknell-\$31.99-expence reimbursement; Ernie Conrad-\$117.55-expence reimbursement; Mike Harris-\$25.94-expence reimbursement; Mountain Bell-\$90.00-telephone booth installation deposit; M.H. Dufford-\$45.00-road signs; Biser Construction Co.-\$500-partial payment for road repair; Bill Masters-\$15.80-expence reimbursement. Mike Harris made a motion that the bills be approved. Bill Masters seconded. The bills were approved.

The meeting was adjourned at 1:40 PM. The next meeting will be held on November 5, 1977 at Bicknell's cabin in the Retreat. *At 1 P.M.*

Respectfully Submitted,

Marcella Bicknell
Marcella Bicknell, Corr. sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT

(As of Sept. 18, 1977)

Cash on hand-United Bank, Boulder (7-8-77)	\$ 3,139.02
Savings Acct-United Bank, Boulder (7-8-77)	69.60

Cash Disbursements: (for period 7-8-77 to 9-17-77):

Laurene Nicholl (signs-Road Maint.)	\$ 400.00
United Wood Products (Beetle project)	600.00
Marcella Bicknell (Picnic exp.)	120.00
Johannes Jensen (refund-overp'mt)	40.00
Marcella Bicknell (expense reimb.)	55.67
Walter Belz (expense reimb.)	27.00
Bill Masters (expense reimb.)	15.80
Joe Jackson (expense reimb.)	44.00
Biser Construction (road maint.)	309.50
Biser Construction (road maint.)	500.00
Frontier Agency, Inc. (insurance)	121.00
Ernie Conrad (expense reimb.)	84.94
Marcella Bicknell (secre. services)	62.50
Little Johns (toilet rent-meeting)	40.00
Hartwell, Babcock (legal fees)	10.00
United Wood Products (Beetle project & return of perform. bond)	634.00
	<u>\$3,064.41</u>

Cash Receipts: (for period 7-8-77 to 9-17-77):

Receipts from 1977 assessments	\$ 774.58
Receipts from past due assessments	818.00
Transfer of funds (from RLA Flood Acct.)	180.00
Refund (deposit for keg)	28.67
Interest-Savings Acct.-United Bank	.88

Cash on hand-United Bank, Boulder (9-17-77)	\$ 1,875.86
Savings Acct-United Bank, Boulder (9-17-77)	<u>70.48</u>

TOTAL CASH RESERVES (as of 9-17-77) (\$ 1,946.34)

1977 EXPENSES (to date-by categories):

Postage	\$ 232.10	Legal & acct'g	\$ 360.00
Meetings	471.50	Insurance	323.00
Taxes & Lic.	59.28	Miscellaneous	82.89
Landscape maint.	1,206.98	Mileage reimburs.	344.80
Road maint.	1,722.46	Transfers & adjust	<u>10,978.80</u>
Secretarial serv.	239.70	TOTAL DISBURSM'TS	\$16,496.78
Telephone	265.61		
Office sup.&print.	209.66		

HARTWELL, BABCOCK & WHITE

ATTORNEYS AT LAW

Phone 667-3126

211 E. 7th Street P.O. Box 5

Loveland, Colorado 80537

September 16, 1977

Ernest G. Hartwell
Colton W. Babcock, Jr.
Gregory A. White

Mr. Ernie Conrad
President
Retreat Landowners Association
P.O. Box 28
Glen Haven, Colorado 80532

Dear Ernie:

On Tuesday, September 13, 1977, I met with Mr. Don Giacomini, attorney for Walter and Ruth Maitland, to discuss problems of access, road maintenance and survey discrepancies.

The Maitlands own approximately 710 acres, most of which lies northerly and westerly of Filings 3, 4 and 5, some of which lies north of Black Creek Drive where it exits Filing 2, and the remainder of which lies generally easterly of Corner Court. The Maitlands may arrange a trade with the U.S. Forest Service for forest service land in Sections 22 and 23, and the North Half of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 15, in exchange for lands in Sections 9, 10 and the Northwest Quarter of the Northwest Quarter of Section 15. If that occurs, the Maitlands will own approximately 790 acres in total.

The Maitlands, at this time, plan to sell all of their property, most of which was contained within the proposed 6th Filing, in parcels of 35 or more acres. In order to sell those parcels, they, of course, need to be able to provide access to the purchasers

The Maitlands contend that they have a right, by virtue of prior Court decree, to use Dunraven Glade Road. It would appear that their contention in this regard is correct. They desire the use of the roads within The Retreat, Filings 1 through 5, for access to the other properties. In exchange for the right to use those roads, the Maitlands would be willing to covenant for themselves and their grantees the obligation, enforceable by lien, and including attorney's fees, to pay for a share of the maintenance of the road system in The Retreat, 1-5.

Their specific proposal on maintenance is that each owner of a portion of the property would pay one-half ($\frac{1}{2}$) of the amount paid by an owner of a lot in The Retreat, 1-5, so long as the property

Mr. Ernie Conrad
September 16, 1977
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is not being used for commercial purposes. In the event the property were used for a commercial purpose, such as a lodge, RV park, etc., which purpose consisted of over-night accommodations, the owner would pay to the RLA an amount equal to one-fourth (1/4) of an RLA lot owner for each room, camper hook-up, or other unit of occupancy. Other commercial uses, such as a restaurant, livery, etc., will have to be discussed further to arrive at an equitable formula.

In exchange for the right to use the roads as aforesaid, and in addition to payment of the fees as aforesaid, the roads within the areas to be sold by the Maitlands would be public roads and would be open for access to all owners in The Retreat, 1-5, without any charge for maintenance. In addition, the Maitlands would cooperate in attempting to arrange an exchange of property with the Forest Service in order to correct any boundary line discrepancies which arose as a result of the discrepancy between the recent BLM survey and the prior VTN survey upon which the subdivision of The Retreat 1-5 was originally based, and would agree, for themselves, their successors and assigns to make no claim of any right to open up, as roads, the roads and ways which were decreed by the Court to be public, other than where such road and ways now coincide with existing roads.

The above proposal, as I see it, and viewed in light of the other problems which need correcting and which would be taken care of in this agreement, is reasonable and fair to all concerned. An area of negotiation might be, however, an agreement by the RLA to maintain the roads in The Retreat, 1-5 on a year-round basis, with appropriate priorities for snow removal, in exchange for Maitland's assigns paying a full share instead of a half-share.

One other area of concern that arises is who, if anyone, has the legal right to permit the use of the roads in The Retreat, 1-5, by people other than owners of lots in The Retreat, 1-5, other than the public roads. The plats dedicating The Retreat are as follows:

a. First Filing: "The roads as shown on this plat are hereby dedicated specifically to the use of the lot owners within the said subdivision except Dunraven Glade Road and portions of Stream Side Drive which have previously been dedicated for use to the public."

b. Second Filing: "...does hereby dedicate to the perpetual use of the lot owners within the said subdivision, the roads and common areas as shown hereon, except Black Creek Drive and portions of Stream Side Drive which have previously been dedicated for the use of the public,...."

Mr. Ernie Conrad
September 16, 1977
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c. Third Filing: "...and do hereby dedicate to the perpetual use of the lot owners within said subdivision the roads and common areas as shown hereon, except that the Dunraven Glade Road as shown remains a public road...."

d. Fourth Filing: "...do hereby dedicate to the perpetual use of the lot owners within said subdivisions the roads and common areas as shown hereon...."

e. Fifth Filing: "...do hereby dedicate to the perpetual use of the lot owners within said subdivisions the roads and common areas as shown hereon...."

The references to subdivisions, in the plural, in The Retreat 4 and 5 is unclear, as the prior portion of the dedications in each case do not make mention of any other subdivision in the specific subdivision being platted.

From the above, it appears that the lot owners, themselves, are entitled to the use of private roads within their own subdivisions, only. This is contrary, of course, to the treatment which has been accorded the roads in the past, which has involved use of all the roads by all the owners in The Retreat 1-5. The RLA, of course, has no ownership interest in the roads, but has assumed the obligation of providing maintenance. The RLA, in my opinion, does not have the power to grant the use of those roads to anyone else. Mr. Giacomini had no suggestions on how we handle this part of the problem, although it would be in the best interests of all concerned if we could possibly avoid having to get the unanimous consent of all of the lot owners.

I hope the above information is helpful to you in discussing with the Board the current problems concerning the roads.

Very truly yours,

Colton W. Babcock, Jr.

CWB/jm



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

November 5, 1977

The meeting was called to order at 1:07 P.M. by Ernie Conrad. All board members were present except Walter Belz. Dennis Bicknell Harold Dobson and Al Matlock were also present.

ANNOUNCEMENTS

The road signs at the junction of Copper Hill Rd. and Black Creek Rd. have been vandalized. Mr. Duffield will be contacted for new signs.

The CAI News Colorado chapter had an article about the flood damage in the Retreat.

SECRETARY REPORT

Ernie Asked for a motion approving the minutes of the last meeting. Joe Jackson so moved. Bill Masters seconded. The minutes were approved.

ATTORNEY'S OPINION REPORT

Ernie reported that Walter Maitland is marketing his land on Miller Fork Creek. The legal opinions of John Young, attorney, were obtained on the possible agreements between Walter Maitland and the RLA. These opinions were discussed by the board. The board directed Ernie to ask Colton Babcock to complete an agreement between Walter Maitland and the RLA for the use of the Retreat roads. If Colton Babcock declines to do this the RLA will approach another lawyer.

The 40 acres of National Forest Land in the middle of the Retreat will probably be traded by the Forest Service for another 40 acre parcel. Walter Maitland may get this 40 acres in a trade of the resurveyed land. Ernie read a portion of the by-laws which states that the RLA can buy, sell or trade land as the board of directors deem necessary. To obtain the 40 acres of Forest Land the RLA would need 40 acres of land to trade with the Forest Service. Another option is to go to our congressman and explain the situation. Dennis Bicknell will pursue this option.

PAY PHONE REPORT

Mountain Bell will install a pay phone at the Rock Brook Museum at no cost to the RLA. The \$90 deposit was returned to the treasury.

BEETLE CONTROL

Ernie reported that Dave Hedlund had sent a letter asking two questions: 1) exactly what his duties would be as Beetle Control Chairman, 2) would it be a conflict of interest for him (Dave) to be trading with contractors for fuelwood and saw logs. Ernie replied that the duties would be to : mark trees ; send the invitation for bid; show and tell; accept bids via board approval; spot supervise the beetle control throughout the contract; pay contractor via the board. A resolution was made to pursue Dave Hedlund to do Beetle control offering him a \$200 fee plus expenses. The resolution was approved.

TREASURER'S REPORT

Mike Harris submitted a written treasurer's report which is attached to these minutes. Mike read a letter which he has drawn up to send, with the boards approval, to landowners with past due assessments. This letter would be sent with a return

THE RETREAT LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

November 5 1977

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receipt requested. If the landowner shows that he is in financial stress than the treasurer can ask for a partial payment showing good faith. Mike made a motion that the board approve such notice and at the next meeting figure out the next step if there is no reply. Discussion followed. Mike suggested using an attorney to file less penance. Ernie suggested giving a specific date of reply on this letter. Ernie seconded the motion. The motion was approved. Ernie made a motion that the treasurer's report be approved. Joe Jackson seconded. The report was approved.

ROAD MAINTAINANCE

Work has not started on Dunraven Glade Road. Al Matlock has agreed to help with the road maintainance. Harold Dobson asked to relinquish his duties to Al Matlock. Dobson agreed to work on the committee. Al Matlock will be the Road Maintainance Chairman. Three contractors have agreed to park a grader on Solitude Ct. for use in snow removal. They are Griffith Construction at \$25.00 per hour; Edwards Construction at \$23.50 per hour; Dwight Durnal at \$20.00 per hour. Due to lack of funds no winter road maintainance will be done but extra time will be spent on the first snow plowing to smooth the roads while wet. Snow plowing will cost about \$250-\$300 with the first plowing being between \$400-\$500. There was discussion on which contractor to hire. It was generally felt that Griffith has done a good job in the past and knows the Retreat Roads. A resolution was made to hire Griffith Construction if willing to do the job and Dwight Durnal as substitute if necessary. This resolution was approved.

RLA LIABILITY INSURANCE

Bill Masters reported on two insurance possibilities. One is a three year premium, \$1000 deductible at a cost of \$2467. The other is a three year premium, \$2500 deductible at a cost of \$2243. Each policy is \$500,000 to \$1,000,000 coverage. The fee can be paid one third at a time or about \$800 per year. This insurance covers any acts performed as directors. A current financial statement and a copy of the RLA by-laws will accompany the policy. There was a resolution that the RLA get the three year premium with \$1000 deductible to start of January 1, 1978, covering all board members and committee chairmen. The resolution was approved.

1978 ANNUAL MEETING

The annual meeting will be held on Saturday March 11, 1978 at the Holiday Inn at Estes Park. There will be an election of two officers as the terms are ending for Joe Jackson and Walter Belz. Ernie Conrad and Marcella Bicknell will plan the meeting.

ACC REPORT

Dennis Bicknell reported that Chester Goodheart has replaced Lloyd Angell on the ACC. This is in accordance to the covenant which permits the ACC to replace members. There have been no approvals or requests for building permits.

NEWSLETTER

Mike reported that more articles are needed for the newsletter. The newsletter should be ready for printing sometime after the first of the year.

BILLS

Marcella Bicknell-\$62.50-Sec. Services; Marcella Bicknell-\$38.51-expense reimbursment; Bill Masters-\$15.80-expense reimbursment.

THE RETREAT LANDOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

November 5, 1977

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Joe Jackson-\$44.00- expense reimbursment; Ernie Conrad-\$47.48- expense reimbursment; Lam and Young-\$253.62-lawyers fee; Biser Construction-\$250.00-partial payment. Mike made a motion to approve the bills. Bill Masters seconded. The bills were approved. Ernie moved to approve payment of first snow plowing and survey of park. Joe Jackson seconded. The motion was approved,

The meeting was adjourned at 3:41 P.M. The next meeting will be held on January 7, 1978 at 12:00 noon at Ernie's house in Glen Haven.

Respectfully Submitted

Marcella Bicknell

Marcella Bicknell, corr. sec.



RETREAT LANDOWNERS ASSOCIATION, INC.

TREASURER'S REPORT

(As of Nov. 5, 1977)

Cash on hand-United Bank, Boulder (9-17-77)	\$ 1,875.86
Savings Acct-United Bank, Boulder (9-17-77)	70.48

Cash Disbursements: (for period 9-18-77 to 11-4-77):

Marcella Bicknell (expense reimb.)	\$ 31.99
M.H. Dufford (road signs)	45.00
Ernie Conrad (expense reimb.)	117.55
Michael W. Harris (expense reimb.)	25.94
Biser Construction (road maint.)	500.00
Bill Masters (expense reimb.)	15.80
	<u>\$ 736.28</u>

Cash Receipts: (for period 9-18-77 to 11-4-77):

Receipts from 1977 assessments	\$ 105.00
Receipts from past due assessments	100.00

Cash on hand-United Bank, Boulder (11-4-77)	\$ 1,344.58
Savings Acct-United Bank, Boulder (11-4-77)	<u>70.48</u>

TOTAL CASH RESERVES (as of 11-4-77) \$ 1,415.06

1977 EXPENSES (to date - by categories):

Postage	\$ 240.51	Legal & acct'g	\$ 360.00
Meetings	471.50	Insurance	323.00
Taxes & Lic.	59.28	Miscellaneous	82.89
Landscape Maint.	1,206.98	Mileage reimburs.	405.60
Road Maint.	2,267.46	Transfers & adjust.	10,978.80
Secretarial Serv.	257.90		
Telephone	356.83		
Office Sup&Print.	222.31	TOTAL DISBURSMENTS	<u>\$17,233.06</u>