



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

JANUARY 15, 1983

The meeting was called to order at 1:45 PM with all members present except John Carroll. Also present were Ray Stark, Committee Chairman, Dennis Bicknell, Committee Chairman, and Jim Persichetti, landowner.

SECRETARY'S REPORT

Cathy Hubert made a motion to approve the minutes of the last meeting. Dick Weinmeister seconded. The minutes were approved.

ROAD MAINTENANCE

Ray Stark reported that there was one snowfall which required snow removal. Mr. Doty brought his grader from Estes Park to clear the roads in the Retreat. The cost was \$1600. Mr. Doty does a good job but seems to be slow. There is no other contractor available for this work. The board discussed the possibility of purchasing a truck with a blade for the Retreat.

BEETLE AND BUDWORM CONTROL

Ray Tallman was not present but Dennis Bicknell reported on an article which appeared in the Estes Park TRAIL GAZETTE which says that budworm infestation is down 54%.

FIRE DEPARTMENT REPORT

Ray Stark reported that there have been no fires in the area but fire equipment is ready if needed. The fire department has chimney fire extinguishers for less than \$12.00

UPDATE FROM RLA ATTORNEY

The board reviewed the list of landowners delinquent in paying their assessment. Transcripts of judgement have been ordered on all of those delinquent. This will act as a lien against the property.

A deposit in the amount of \$150.00 has been given to the Court Reporter for the transcript of testimony regarding the Miller Fork Trail. A meeting between the RLA attorney and the County Attorney will be set up as soon as the transcript is obtained.

The RLA attorney was able to communicate with counsel for VTN who said that he was unable to contact the President of VTN because he has been out of the country. The VTN counsel advised that VTN has had Ernie Conrad do an appraisal of the lots in question. Dennis Bicknell informed the board that VTN is advertising for help in Colorado Springs which indicates that they are expanding. He suggested the board keep pushing for action on this matter.

ACC

Dennis Bicknell reported that he wrote a letter to Jesse McGee about his truck and Jesse moved it. The ACC has approved a driveway and building application for Chip Clark and a driveway application for Billy Morris. Dennis has contacted Louie and Garrett Dionese concerning the two small buildings on their lot. Dennis also talked to Rebecca Elliott's office about procedures for enforcing the covenants. It was suggested

THE RETREAT LANDOWNERS ASSOCIATION

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that a letter from the RLA be sent to offenders first. If there is no positive response, then a letter via the attorney's office could be sent.

The Colorado Community Association is holding its second annual conference on February 5, 1983 at the Marriott Inn South in Denver. There are a few sessions which pertain to The RLA and might be helpful. The cost is \$25.00 per member. The board agreed to pay the \$25.00 if anyone is interested in attending these sessions.

TREASURER'S REPORT

Pat Welch reported that \$15,155 of the RLA funds were transferred to the First National Bank in Loveland.

Starting Balance	\$15,155.00
Deposits	1,528.00
Interest	118.41
Disbursements	<u>-3,403.94</u>
Balance	\$13,397.47

There is still \$671.96 in the Estes Park Bank. This account will be closed in the next week.

SECURITY PATROL

Dick Weinmeister has talked to Lobato Security who is willing to patrol the Retreat one time a week on different days if there are enough landowners interested in this service. This item will appear in the newsletter.

TROUT STOCKING

Ray Stark will check into this for this coming year.

FIREHOUSE TELEPHONE

The telephone company still requires \$41.75 per month to put a phone at the fire house. Ray is considering going to the PUC about this.

Ray also informed the board that the use of the dumpster was abused by several landowners. Because of this the dumpster was removed.

BILLS

Dean Ginther-\$45.00-material and mounting of aerial photos; Marcella Bicknell-\$150.00-sec. and asst. treas. services, first quarter 1983; Marcella Bicknell-\$130.00-expenses; Ray Stark-\$33.46-expenses; Larimer County Clerk-\$187.36-taxes; D.D. Doty-\$1600-snow removal; A1 Trash-\$20.00-dumpster; Rebecca Elliott-\$734.25-legal services; Fisher, Hunt CPA-\$300.00-audit for changing treasurer; Rebecca Elliott-\$749.69-legal services. Cathy Hubert made a motion to approve the payment of the bills. Chip Clark seconded. The motion was approved.

The next meeting will be held on March 12, 1983 at 1:30 at Weinmeister's cabin.

The meeting was adjourned at 3:00 P.M.

Respectfully submitted,

Marcella Bicknell

Marcella Bicknell
Corresponding Secretary

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545-22



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

MARCH 12, 1983

The meeting was called to order at 1:30 PM with all members present except Pat Welch. Also present were Dennis Bicknell, Rock Tallman, and Ray Stark, committee chairmen, and John Barlow, landowner.

SECRETARY'S REPORT

Cathy Hubert made a motion to approve the minutes of the last meeting. John Carroll seconded. The minutes were approved.

TREASURER'S REPORT

Dick Weinmeister reported for Pat Welch.

Changes since January 15, 1983.

Disbursements	\$ 916.31
Deposits	<u>8015.40</u>
Balance	\$20,918.34

ROAD MAINTENANCE

Ray Stark reported that there was another snow last weekend but it melted quickly. Ray plowed parts of Streamside Drive and Miller Fork Road with his tractor.

The board approves of Ray being paid for using his equipment and time for snow removal and road work. Spring road work will start soon.

BEEBLE AND BUDWORM CONTROL

Rock Tallman reported the inspection time was near, and he will look at several specific trees.

ACC

Dennis Bicknell reported that one driveway application has been approved for Rich Russell.

ASSESSMENT COLLECTION

There is only one landowner delinquent in paying the 1981 assessment and two landowners delinquent in paying the 1982 assessment. Second notices will soon be sent to those who have not paid their 1983 assessment.

Rebecca Elliott suggest that we have a proposal on the annual meeting agenda to modify the past due collection procedures, specifically to include other fees in the amount due. The board was reminded that the by-laws allow the board to make such a proposal without approval of the membership, and the board can currently assess fines and penalties.

TROUT STOCKING

The board discussed stocking the Miller Fork Stream. Ray Stark agreed to head this committee. Cathy Hubert made a motion to authorize Ray Stark to check into stocking the stream and allocating \$650.00 if the stocking is advisable. Dick Weinmeister seconded. The motion was approved.

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PURCHASE OF ROAD GRADER

Ray Stark reported that he saw a grader in Johnstown. It is a Model 110 Caterpillar with a 4 cylinder diesel engine and mechanical control. It has been used for farm work and the asking price is \$2500. Dennis Bicknell also is looking for a grader that might be appropriate for use in the Retreat. The RLA averages about \$6000 per year for road work. There was further discussion on purchasing a grader. Dennis and Ray will continue to pursue the matter.

VTN PROPOSAL

The proposal offered by VTN would remove the building moratorium by replatting and re-recording the subdivision and reimburse the RLA for \$3000 to cover attorney's fees. If the RLA accepts the proposal, those land owners not satisfied with the settlement will have to continue on their own. There was discussion. The chair entertained a motion to instruct the RLA attorney to prepare an acceptance offer to VTN which will include the following: For the subdivision, record and replat the subdivision plans and prepare and furnish to the RLA a new master mylar map, one (18x24) and one (36x48); for the individual lots, provide a corrected description, and reset corners within an acceptable period of time (suggest 60 days after acceptance). Chip Clark so moved. John Carroll seconded. The motion was unanimously approved.

MILLER FORK TRAIL

Rebecca has discussed this with Larimer County officials Bill Compton and Rick Zier; Al Classen attended also. Compton and Zier agree the information and exhibits show the trail to be on the north side of the stream in the area in question. This matter will be on the County Commissioners' agenda in the near future if there is an indication of a problem inforing this. Mr. Compton indicated Larimer County would do a survey if required. Rebecca wants a strong showing of people at any hearing to show support for the trail. Written statements affirming this position will help. We will request a Forest Service representative attend. The Denning property is for sale.

ANNUAL MEETING

The annual meeting date was set for July 30, 1983 at the Retreat Fire House with the picnic to follow the meeting. Two board members will be up for election. The entire board will serve as a nominating committee. Nominees must be found before the next board meeting.

BILLS

Reidman Agency, \$63.00, renew surety bond; First National Bank, \$3.00, rubber stamp; Rebecca Elliott, \$244.17, attorney fees; Rebecca Elliott, \$606.14, attorney fees; Ray Stark, \$54.25, expenses; Ray Stark, \$87.50, snow removal; Marcella Bicknell, \$134.24, expenses; Cathy Hubert, \$67.20, expenses; Dick Weinmeister, \$11.93, expenses. Cathy Hubert made a motion to approve expenses. John Carroll seconded. The bills were approved.

The next meeting will be held on Saturday, May 14, 1983 at 1:30 P.M. at Cathy Hubert's cabin in the Retreat. The meeting was adjourned at 3:15 P.M.

Respectfully submitted,

Marcella Bicknell
Marcella Bicknell
Corresponding Secretary



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

MAY 14, 1983

The meeting was called to order at 1:40 P.M. with all members present except Chip Clark. Also present were Dennis Bicknell, Rock Tallman, Ray Stark, Committee Chairmen, and John Barlow, landowner.

SECRETARY'S REPORT

Pat Welch made a motion to approve the minutes of the last meeting. Cathy Hubert seconded. The minutes were approved.

PINE BEETLE REPORT

Rock Tallman reported that he has found fourteen beetle trees. Arrangements were made for Rock to cut and treat the infected trees. Rock will keep the wood and the RLA will pay for the chemicals and plastic needed to treat the wood. Those members with infected trees will be notified of the tree cutting.

ACC

Dennis Bicknell reported that a new landowner, Lyle Miller, has cut a driveway and begun construction without the benefit of approval from the RLA. Dennis will contact Mr. Miller on this matter. Mr & Mrs Stolz have put in a driveway without a culvert and a building application has been approved for H.W. McDonald, to be built by Black Creek Construction.

IRS

The IRS has seized \$4749.46 from the RLA bank account for payment of penalties for late filing of the 1979, 1980, and 1981 non-profit organization tax returns. A complete explanation of this matter can be found in the RLA file under IRS. The RLA board continues to appeal this seizure and is working with the IRS office in Ft. Collins.

TROUT STOCKING

Ray Stark reported that the Miller Fork Stream will be stocked around the first part of July.

ROAD MAINTENANCE

Ray Stark reported that the roads have been too wet for spring work. Work will include adding material to some parts of the road. Help will be needed for hand work.

The RLA has purchased a road grader and it is parked at the fire house. It was suggested that Mr. Ewing be approached about keeping the road grader on his property at the back entrance. In exchange the RLA would keep his roadway graded. Ray will talk to him and will purchase gasoline cans and oil. Ray will also establish an account with Phillips 66 station in Estes Park.

The board will ask Bill Masters to check the insurance policies for coverage of the grader.

MILLER FORK TRAIL

The Larimer County Commissioners held a hearing about the Miller Fork Trail on April 4, 1983. At this hearing the Commissioners unanimously voted to allow the County Attorney to take whatever action is necessary to open the historical Miller Fork Traverse across Mr. Denning's property. This action may include amending the court decree and surveying the Traverse at county expense.

At this time, Mr. Denning has not removed his obstruction to the trail. Letters between Mr. Zier and Mr. Denning can be found in the RLA file under Miller Fork Trail.

BOARD OF DIRECTORS MEETING

May 14, 1983

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VTN

VTN has agreed to the conditions set by the RLA for settlement of the survey discrepancy when all affected landowners have agreed not to pursue the matter again. The Retreat has agreement from all landowners except Mr. Kemp. Ms Elliott is in the process of working with Mr. Kemp to resolve this.

FIRE HOUSE

The fire house has been battened and will be painted as soon as weather permits. The \$10 annual rent is due.

ANNUAL MEETING

The meeting will be held on July 30, 1983 at 1 P.M. at the fire house. Cathy Hubert is in charge of coordinating the meeting and the picnic.

A newsletter with notice of the meeting, the meeting agenda, ballot, and proxy will be sent the first of June.

TREASURER'S REPORT

Pat Welch is moving to California and must relinquish his board and treasurer's position. For this reason the RLA must elect three board members at the annual meeting. Until that time, Dick Weinmeister will pay necessary bills and Marcella Bicknell will deposit incoming assessments. Also, the 1982 non-profit tax form must be prepared and submitted to the IRS; the 1983 corporate report must be prepared and submitted; and a financial report prepared for the annual meeting.

Disbursements since the last meeting \$5457.03, and \$4749.46 seized by the IRS. Checking account \$10193.00 plus \$275.00 interest gives a balance of \$10468.00

Bills submitted: Road Grader-Indian Meadows, Inc, \$2250; Rebecca Elliott, \$410.98, legal service; L&W Tires, \$701.87, grader tires; D.D.Doty, \$200, plowing; Tom Vincent, \$190.00, haul grader; Rebecca Elliott, \$923.23, legal services; Dick Weinmeister, \$79.16, expenses; Dennis Bicknell, \$62.56, IRS phone calls; Marcella Bicknell, \$145.33, expenses; Cathy Hubert, \$22.40, expenses; Marcella Bicknell, \$150.00, secretarial services for second quarter 1983; Dennis Bicknell \$321.50, parts for road grader.

Cathy Hubert made a motion to approve payment of the bills and the treasurers report. John Carroll seconded. The motion was approved.

NOMINATION OF BOARD MEMBERS

Jim Persichetti has agreed to run for the board of directors and John Barlow has agreed to be a reserve candidate. Other members will be contacted and asked to become a candidate.

The meeting was adjourned at 4:00 P.M. The next meeting will be held on July 30, 1983 at 10:00 A.M. at the Retreat Fire House.

Respectfully Submitted,



Marcella Bicknell
Corresponding Secretary



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

JULY 9, 1983

A special meeting of the Retreat board of directors was called to order at 1:30 P.M. with all board members present. The purpose of the meeting was to discuss the VTN proposed settlement agreement (B15,D-310,6/24/83). A copy is included with these minutes.

Discussion of the proposal indicated substantial agreement with the Retreat objectives formulated at the Retreat board meeting of March 12, 1983. Rebecca Elliott has indicated that the various affected landowners have agreed to their individual settlements. Several typographical errors were noted in the draft submitted; these were corrected. It was the feeling of the board the time limit for replatting and the other steps necessary for lifting the building moratorium be reduced to four months; another two months for relocating pins is acceptable.

A resolution was offered to accept the VTN proposed settlement agreement with the above changes, and to urge acceptance by all other affected Retreat landowners. The resolution was unanimously approved. The agreement was signed by the board president and secretary.

The meeting was adjourned. The next regular meeting will be held on July 30, 1983 at 10:00 A.M. at the Retreat Fire House.

Respectfully submitted,

Marcella Bicknell

Marcella Bicknell



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

JULY 30, 1983

The meeting was called to order at 10:15 A.M. with all members present except Chip Clark. Also present were Dennis Bicknell and Ray Tallman, Committee Chairmen, Jim Persichetti and Jim Piersel, landowners.

SECRETARY'S REPORT

John Carroll made a motion to approve the minutes of the last meeting. Cathy Hubert seconded. The minutes were approved.

Cathy Hubert made a motion to approve the minutes of the July 9, 1983 special meeting. John Carroll seconded. The minutes were approved.

TREASURER'S REPORT

Dick Weinmeister, acting treasurer, submitted a written report which is attached to these minutes. Checks for the amount of the penalties were received by the RLA from the IRS on Thursday, July 28, 1983.

John Carroll made a motion to approve the treasurer's report. Cathy Hubert seconded. The report was approved.

BEEBLE CONTROL

Ray Tallman reported that around 15 beetle kill trees have been cut and treated.

TROUT STOCKING

The Miller Fork Creek has been running too high for stocking. The stream is at a good level now and will be stocked within the next two weeks if volunteers willing to do this can be found.

ACC

Construction has begun on Russell's cabin.

ROAD MAINTENANCE

Some of the roads have been graded with the RLA grader. The board has asked Ray Tallman if he is interested in operating the grader with compensation. Mr. Ewan at the back entrance has agreed to rent a space on his lot to park the grader for \$5.00 per month or \$60.00 per year. Cathy Hubert made a motion that the RLA pay Mr. Ewan \$60.00 per year for parking the grader. John Carroll seconded. The motion was approved.

VTN

The proposed agreement is being signed by the effected Retreat landowners and will be sent to VTN by the RLA attorney.

MILLER FORK TRAIL

The RLA is no longer legally involved in this matter. It is now the responsibility of Larimer County. Mr. Denning's attorney was in court last week seeking a restraining order against the commissioner's order to remove the fence from the trail. The judge upheld the county's position. Mr. Denning has now filed with the court of appeals. There will be a full hearing in Judge Dressel's court on August 24, 1983.

BULWARK RIDGE

Dick Weinmeister informed the board that the Bulwark Ridge Association has voiced an interest in becoming a part of the RLA and ending their association. This will require considerable investigation and thought.

The meeting was temporarily adjourned at 11:10 A.M.

BOARD OF DIRECTORS MEETING

JULY 30. 1983

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The meeting reconvened at 3:50 P.M. Four newly elected board members were present. They are Dick Weinmeister, Jim Persichetti, Jim Piersel, and Charlotte Besson.

The board elected its officers for the next year. Officers are: Cathy Hubert, President, Jim Persichetti, Vice President, Dick Weinmeister, treasurer.

Bills submitted: State of Colorado, Corporation Filing Fee, -\$15.00; Elliott & Neuswanger, legal fees-\$463.42; CAI, membership renewal-\$80.00; Elliott & Neuswanger, legal services-\$346.88; Alpine "66", May grader gas-\$13.40; Alpine "66", June grader gas-\$38.50; Rogers Automotive, Grader drive belts-\$72.35; Ray Stark, gas cans & spout-\$38.50; Dick Weinmeister, expenses-\$32.01; Marcella Bicknell, secretarial services & assistant treasurer, 3rd quarter 1983-\$150.00; Marcella Bicknell, expenses-\$137.23; Cathy Hubert, picnic supplies-\$6.12; Ray Tallman, tree spraying material-\$36.02; Ray Stark, tractor time, 3½ hrs@\$25.00/hr-\$87.50; Mr. Ewan, grader parking rental-\$60.00; Stille Sanitation, Portapotty rental-\$. ; Glen Haven General Store, picnic supplies-\$115.46. Jim Piersel made a motion to approve payment of the bills. Jim persichetti seconded. The motion was approved.

Bank signature cards were prepared and signed by the board members.

Ray Tallman has agreed to operate the road grader at \$10.00 per hour. Dick Weinmeister made a motion to pay Ray Tallman \$10.00 per hour for operating the road grader. Jim Piersel seconded. The motion was approved.

The board has agreed to give consideration to establishing a picnic area in The Retreat with picnic tables, a shelter, and cooking grill.

The board will hold an organization meeting on September 10, 1983 at 1:30 at Cathy Hubert's cabin in the Retreat.

The meeting was adjourned at 4:30 P.M.

Respectfully submitted,



Marcella Bicknell
Corresponding Secretary.



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

SEPTEMBER 10, 1983

The meeting was called to order at 1:45 P.M. by Cathy Hubert, RLA President. All members were present except Chip Clark. Dennis Bicknell, committee chairman, was also present.

SECRETARY'S REPORT

There were no additions or corrections to the minutes of the last meeting. Dick Weinmeister made a motion to approve the minutes. Jim Persichetti seconded. The minutes were approved.

ROAD MAINTENANCE

Ray Stark and Dick Weinmeister have been working on the roads using Stark's tractor and the RLA grader. Ray Stark will continue as road chairman with assistance from Ray Tallman. The grader is parked at Ewan's.

FIRE DEPARTMENT

The building has been stained and painted.

ACC

Dennis Bicknell reported that Endsleys started construction without submitting an application. The ACC wrote them asking for a completed application and this was received. Also, the Benson's had a driveway cut into their lot without submitting an application. They will be contacted. A letter to Dionese and Rivers was submitted to the board for approval. This letter is dated September 9, 1983 and is in the ACC file. Jim Piersel made a motion that the letter be sent to Dionese and Rivers. Jim Persichetti seconded. The motion was approved.

There followed a lengthy discussion on the enforcement of the covenants. The board agreed that a letter to all landowners, reminding them of the covenants and good neighbor rules, and informing them that action will be taken to enforce the covenants, be included in the upcoming newsletter. It was also suggested that a list of the current problems be submitted to the RLA attorney in order to get her opinion as to the best way to handle these problems. The current problems include: livestock, fences, temporary structures, driveways, and refuse and rubbish.

It was also suggested that board members receiving complaints ask for the exact problem and ask that the complaint be put in writing.

TROUT STOCKING

The Miller Fork stream was stocked on August 8, 1983. Landowner John Fowler contacted Cline Trout Farm and 520 9" to 11" Rainbow trout were put into the stream at a cost of \$650.

ASSESSMENTS

There are only two accounts delinquent at this time. The board agreed that the attorney proceed with the necessary action to collect these two delinquent accounts.

TREASURER'S REPORT

Dick Weinmeister submitted a written treasurer's report which is attached to these minutes. The following bills were submitted for approval: Elliott & Neuswanger, legal fees-\$333.94; J.R. Ewan, parking grader-\$60.00; Cline Trout Farms, trout stocking, \$650.00; Glass Plus, Inc, grader parts-\$18.29;

BOARD OF DIRECTORS' MEETING

SEPTEMBER 10, 1983

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Ray Stark, road maintenance expenses-\$102.50; Elliot & Neuswanger, legal fees-\$249.49; Alpine 66 Service, grader expenses- \$19.70; Marcella Bicknell, expenses-\$189.04; Jim Persichetti, expenses-\$23.60; Dick Weinmeister, expenses, \$4.00; Cathy Hubert, expenses-\$25.10.

Jim Piersel made a motion to approve the treasurer's report and the bills. Charlotte Besson seconded. The motion was approved.

The budget and assessment will be set at the next meeting.

OLD BUSINESS

The board considered the request of Tom Bennett to file a complaint against the Wiley property with the Larimer County Commissioners. The directors felt that the duties of the RLA board lie within the Retreat, but individual members may pursue the matter. Therefore, the board will not pursue this matter.

ORGANIZATIONAL DUTIES

Committee chairmen: Ray Tallman-bettle and budworm; Ray Stark-road maintenance; Dennis Bicknell-ACC. Social activities, including the annual meeting and picnic, will be under the direction of Charlotte Besson. Also Charlotte will be in charge of checking road signs and posts. She will ask Ray Tallman if he might be willing to make and repair signs and posts as needed. The RLA will reimburse him for time, labor, and supplies.

The treasurer will prepare a guideline for keeping the RLA accounts. This format will be submitted to the board for approval and all subsequent treasurers can follow it. This should include provisions for a year-end audit and a six month report at the annual meeting.

Jim Persichetti will be in charge of gathering information for and preparing the newsletter. When completed, the newsletter will be sent to the corresponding secretary for printing and mailing. Information for the next newsletter must be submitted to Jim by October 15, 1983. This newsletter will include: the President's comments, planned social activities, a letter concerning enforcement of the covenants, a holiday greeting, information on the VTN proposal, and Miller Fork Trail.

NEW BUSINESS

The board discussed the prospect of developing a common area for Retreat gatherings. Designs of March 1978 were reviewed. There was discussion about this proposal with concern for liability and abuse evident. The board intends to inform the landowners of this consideration through the newsletter. There will be further study on this matter.

Jim Piersel will be studying and informing the board on insurance matters. He took information on the Retreat and will check into the policy on the officers. He will also check on coverage for those operating the road grader and being reimbursed by the RLA.

Moutain Bell should be installing a payphone at the Retreat Firestation within the next two weeks. There will be no installation or monthly charge.

The meeting was adjourned at 4:50 P.M. The next meeting will be held on November 5, 1983 at 10:00 A.M. at Charlotte Besson's home in the Retreat.

Respectfully Submitted,

Marcella Bicknell

Marcella Bicknell
Corresponding Secretary

Bal 6/30/83 10,301.00

(Income)		
7/22	Assess	100.00
7/30	Int	41.91
8/1	IRS Return	4,932.04
8/13	Assess	50.00
8/22	Assess	19.73
8/23	Assess	50.00
9/1	Assess	85.00
9/1	Assess	105.00
		<u>15,684.68</u>

(Expenses)		
7/6	Elliott & Neuswanger (LE)	346.88
7/6	Alpine 66 Service (RM)	13.40
7/6	Ray Stark (RG)	38.50
7/11	Alpine 66 Service (RM)	12.10
7/26	Rogers Automotive (RG)	72.35
7/30	Marcella Bicknell (SS)	150.00
7/30	Marcella Bicknell (ER)	137.23
7/30	Cathy Hubert (PS)	6.12
7/30	Ray Tallman (ER)	36.02
7/30	Ray Stark (RM)	87.50
7/30	Dick Weinmeister (ER)	32.01
7/31	Glen Haven Gen Store (PS)	115.46
8/2	Elliott & Neuswanger (LE)	333.94
8/6	J. R. Ewan (RM)	60.00
8/18	Alpine 66 Service (RM)	39.85
8/18	Cline Trout Farms (TS)	650.00
8/18	Glass Plus Inc. (RG)	18.29
8/25	Ray Stark (RM)	102.50
9/7	Elliott & Neuswanger (LE)	249.49
9/7	Alpine 66 Service (RM)	19.70
		<u>2,521.34</u>

Bal 9/10/83 13,163.34



RETREAT LANDOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS MEETING

NOVEMBER 5, 1983

The meeting was called to order at 10:10 A.M. by Cathy Hubert, RLA President. All members were present. Also present were Ray Stark, Ray Tallman, and Dennis Bicknell, committee chairmen.

SECRETARY'S REPORT

There were no additions or corrections to the minutes of the last meeting. Jim Persichetti made a motion to approve the minutes. Charlotte Besson seconded. The minutes were approved.

ROAD MAINTENANCE

More roads were graded about one month ago. The roads are generally in good shape. There are some spots which need some fill.

ACC

Dennis Bicknell reported that information on the building of dams was sent to Mr. John Olson. A letter was sent to Lyle Miller on October 20, 1983 asking him to remove the camper from his lot. An application for the construction of a garage was approved for Ray Hawthorne.

Mr Rivers and Dionese have responded to requests to comply with the covenants on their property. They have removed the laterns, are not living in the small structure, and plan to drill a well. They have submitted the necessary application for approval. The board agreed that this should be approved.

The board also agreed that the ACC should ask John Betts to remove the temporary structure on his lot.

ASSESSMENTS

There are two outstanding assessments for 1983. The attorney sent letters to these two landowners on October 7, 1983.

TREASURER'S REPORT

A written treasurer's report is attached to these minutes. The following bills were submitted for approval: Dick Weinmeister, expenses-\$28.80; Jim Piersel, expenses-\$19.20; Marcella Bicknell, secretarial and assistant treasurer, fourth quarter-\$150.00; Marcella Bicknell, expenses-\$124.52; Cathy Hubert, expenses-\$15.83; Postmaster, postage-\$100.00; Alpine 66, gas for grader-\$12.20; Elliott & Neuswanger, legal services-\$333.46; Elliott & Neuswanger, legal services-\$247.50. Jim Piersel made a motion to approve the treasurer's report and payment of the bills. Jim Persichetti seconded. The motion was approved.

OLD BUSINESS

VTN has informed the RLA that six months will be needed to complete the work necessary for resolving the survey problem. The RLA has agreed to the six months, and all necessary papers have been signed.

The Miller Fork trail has been staked and the forest service signs are posted.

A potential buyer of the Denning property has indicated that he would be interested in moving the trail and would like to meet with representatives of the RLA to discuss this matter. The board agrees to such a discussion; however the RLA is not interested in becoming involved in changing the trail. The general consensus is for the trail to remain in its present location.

A pay phone has been installed at the fire house.

BOARD OF DIRECTORS MEETING

NOVEMBER 5, 1983

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NEW BUSINESS

There have been requests for the Retreat road grader to be used for repair and plowing of private driveways. After considerable discussion Jim Persichetti made a motion to put an article in the newsletter stating that the board will not take on the obligation of using the road grader for driveway maintenance and for snow removal due to the tax status as a non-profit organization, insurance liabilities for damage or injuries, and coordination of time. Jim Piersel seconded. The motion was approved.

Jim Piersel has been studying the RLA insurance situation and has found that the present insurance costs about \$784 per annum for two policies. There is coverage available under one policy at an annual cost of about \$671. Also it would be advisable for the RLA to carry workman's compensation to cover volunteer and paid help in the event of injury. This could be obtained through the state or through a private insurance company. Ray Stark informed the board the GHVFD had difficulty with state workman's compensation. Private workman's compensation would probably cost around \$100-\$150 more than the state.

Dick Weinmeister made a motion that the board turn the insurance matter over to Jim Piersel and allow him to use his good judgement to get proper insurance for the RLA. Charlotte Besson seconded. The motion was approved. Jim Piersel recommended a policy with Loveland Insurance Agency.

BUDGET

Jim Piersel made a motion to approve the budget and set the assessment for 1984 at \$50.00 with \$45.00 for Bulwark Ridge members. Charlotte Besson seconded. The motion was approved.

There was discussion about covenant violation on some lots. The board will ask the RLA attorney for a recommended course of action on dealing with these violations.

A newsletter will be sent to the landowners this month.

The meeting was adjourned at 12:15 P.M. The next meeting will be held on January 28, 1984 at 10:00 A.M. at Jim Persichetti's cabin in the Retreat.

Respectfully submitted,

Marcella Bicknell
Marcella Bicknell
Corresponding Secretary

BOARD OF DIRECTORS MEETING

NOVEMBER 5, 1983

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6/30/83 Balance \$10,301.00

		(Income)			(Expenses)
7/22	Assess	\$ 100.00	7/6	Elliott & Neuswanger (LG)	\$ 346.88
7/30	Interest	41.91	7/6	Alpine 66 Service (RM)	13.40
8/1	IRS Return	4,932.04	7/6	Ray Stark (RG)	38.50
8/13	Assess	50.00	7/11	Alpine 66 Service (RM)	12.10
8/22	Assess	19.73	7/26	Rogers Automotive (RG)	72.35
8/23	Assess	50.00	7/30	Marcella Bicknell (SS)	150.00
9/1	Assess	85.00	7/30	Marcella Bicknell (ER)	137.23
9/1	Assess	105.00	7/30	Cathy Hubert (PS)	6.12
		<u>\$15,684.68</u>	7/30	Ray Tallman (PB)	36.02
			7/30	Ray Stark (RM)	87.50
			7/30	Dick Weinmeister (ER)	32.01
			7/31	Glen Haven Gen. Store (PS)	115.46
			8/2	Elliott & Neuswanger (LG)	333.94
			8/6	J. R. Ewan (RM)	60.00
			8/18	Alpine 66 Service (RM)	39.85
			8/18	Cline Trout Farms (TS)	650.00
			8/18	Glass Plus, Inc. (RG)	18.29
			8/25	Ray Stark (RM)	102.50
			9/7	Elliott & Neuswanger (LG)	249.49
			9/7	Alpine 66 Service (RM)	19.70
					<u>\$2,521.34</u>

9/10/83 Balance \$13,163.34

8/31	Interest	\$ 65.74	9/11	Jim Persichetti (ER)	\$ 23.60
9/9	Assess	75.00	9/12	Marcella Bicknell (ER)	189.04
9/20	Assess	66.71	9/12	Cathy Hubert (ER)	25.10
9/30	Interest	61.06	9/12	Dick Weinmeister (ER)	4.00
9/30	Assess	50.00	9/12	Stille Sanitation (MT)	55.00
		<u>\$13,481.85</u>	10/10	Alpine 66 (RM)	12.20
			10/10	Elliott & Neuswanger (LG)	333.46
			11/3	Elliott & Neuswanger (LG)	247.50
					<u>\$ 889.90</u>

11/5/83 Balance \$12,591.95

EXPENDITURES TO DATE 1983 AND BUDGET FOR 1984

ER	Expense Reimbursement	\$1351.51	\$1500
LG	Legal	5133.88	2500
SP	Snow Plowing	3462.50	
SS	Secretarial Services	600.00	600
TX	Taxes	187.36	200
OS	Office Supplies	3.00	---
SB	Surety Bond	63.00	65
RG	Road Grader-Purchase & Initial repairs	3591.51	---
FF	Corporate Filing Fee	15.00	15
MD	Membership dues	80.00	80
MS	Miscellaneous	45.00	50
PB	Pine Beetle Control	36.02	50
RM	Road Maintenance	382.25	2500
TS	Trout Stocking	650.00	750
MT	Meeting	55.00	60
PS	Picnic Supplies	121.58	125
IN	Insurance & Workman's Comp.	----	1300
	Totals	<u>\$15777.61</u>	<u>\$9795</u>