



RETREAT LANDOWNERS ASSOCIATION, INC.

THE TWELFTH ANNUAL MEETING

JULY 30, 1983

THE RETREAT FIRE HOUSE

The meeting was called to order at 1:30 P.M. by RLA President Dick Weinmeister. All members introduced themselves. A total of sixteen proxies were distributed. 34 landowner units registered.

APPROVAL OF MINUTES OF 1982 MEETING

Mr. Muller made a motion to approve the minutes of the previous annual meeting. Mrs. Avey seconded the motion. The minutes were approved.

CHAIRMAN'S REMARKS

Dick Weinmeister told the membership that the RLA has had a good year. The board has worked toward the resolution of three major problems. The RLA has agreed to a proposal by VTN to settle the boundary discrepancy. In the proposal VTN has agreed to get the boundaries corrected thereby removing the building moratorium and clearing titles on the effected lots. Each effected landowner will receive an overlay with the original boundaries and the new boundaries, new legal descriptions, and new pins will be set. Also, the RLA will receive \$3000 to cover legal expenses incurred during the resolution of this matter.

During a hearing held last spring, Larimer County agreed with the RLA regarding the location of Miller Fork Trail; i.e., the trail is on the north side of the stream. A court order was issued to have the fence removed and the trail open to the public until a legal description is clarified. The order was not obeyed and one week ago, Mr. Denning sought to have the order overturned on various grounds. The court upheld the original decision, and Mr. Denning is going to a court of appeals. Another hearing will be held on August 24, 1983 in Judge Dressel's court in Fort Collins, Colo. The trail can be used. One can go over or around the fence and should stay on the foot path. Larimer County is now handling the appeals, surveys, and expenses.

The RLA has had success in collecting delinquent assessments. There are two landowners delinquent for more than one year and about five delinquent for 1983 only. In the future, landowners who are delinquent will pay the costs of collection. Landowners were reminded that assessments are due on January 1 of each year and delinquent on March 1 of each year.

There was a discussion concerning the speed bumps and/or drainage ditches at the back entrance to The Retreat. The board will try to work with those responsible for these bumps in resolving this.

TREASURER'S REPORT

Dick Weinmeister informed the membership that Pat Welch was transferred to California and had to resign his board position. Dick Weinmeister has been the acting treasurer. A written report was presented and is attached to these minutes.

The IRS mistakenly applied penalties for late filing of non-profit organization Form 990. The IRS seized \$4749.76 from the Retreat bank account on March 17, 1983. On July 28, 1983 The Retreat recovered this money plus \$203.22 interest. Steps will be taken to prevent a recurrence of this problem.

Charles Galbraith made a motion to approve the treasurer's report. Steve Little seconded. The report was approved.

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ARCHITECTURAL CONTROL COMMITTEE

Dennis Bicknell reported that there are a few houses under construction at this time. There was a lengthy discussion concerning the enforcement of covenants at last year's meeting. Due to financial conditions and the work load of the RLA attorney, this matter was not pursued to the extent desired. However, with the conclusion of the VTN, Miller Fork, and IRS problems, the board has agreed to use the RLA attorney to help with the enforcement of the covenants. Most landowners have followed them but there are a few who have not. The landowners present were supportive of the board in this matter and gave the board every right to support the by-laws and enforce the covenants. Everyone should understand and accept the obligations and responsibilities that come with the land. The board welcomes letters or calls from people with specific problems.

Problems such as loud disturbing noise, gunfire, and loose dogs are a matter for the civil authorities and should be reported to such when necessary. In some instances it may be necessary to sign a complaint against violators as this may be the only way for the authorities to take action. The membership was encouraged to write friendly letters to the Larimer County Sheriff, thanking the department for patrolling the Retreat.

It was suggested that the board look into methods for improved television reception in The Retreat.

ROAD MAINTENANCE

Dick Weinmeister reported for chairman Ray Stark who was not present. The largest items in road maintenance were the repair and installation of culverts on Black Creek Road and Fisherman's Lane, snow removal, and the purchase of a road grader. Dick Weinmeister and Ray Tallman have been working on the roads with the grader and Ray Stark has been using his tractor. If anyone sees a road problem, please contact a board member. Many signs are down in The Retreat.

There was a 30 minute break.

BEEBLE AND BUDWORM CONTROL

Ray Tallman reported that around 14 beetle kill trees have been cut and treated. If anyone suspects a tree of being beetle infested, contact Ray for removal.

The problem of the spruce budworm remains; some Forest Service checks show it abating, others little change. The heavy rains this spring helped to knock the budworms off the limbs.

There was discussion about dwarf mistletoe in pine trees. A booklet, obtained by Maynard Avey, concerning this problem is in the Retreat file for those interested. Information from it will be published in the next newsletter.

FIRE DEPARTMENT AND FIRE HOUSE

Ernie Conrad, GHAVFD secretary-treasurer, reported that there are five members on the fire board, some of whom are Retreat landowners. The department held its Annual Fire Days on July 2, 1983. Attendance and revenue were down about 20%. The fire department is running on budget, and all the trucks are operational. The fire board is working on a communications system. The fire department has purchased a sixty cord wood cutting permit on forty acres at the bottom of the switchbacks. People can either purchase cut wood or cut it themselves by contacting the fire department.

The phone has not been installed at the fire house. Work will continue to get a pay phone installed.

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ELECTION OF BOARD MEMBERS

Three board positions are available: two for two year terms and one for a one year term to replace Pat Welch. Jim Piersel and Jim Persichetti are running for the two two-year terms, Dick Weinmeister is running for the one year term. The three candidates introduced themselves to the membership. Nominations from the floor were opened. Maynard Avey nominated I.B. Muller. Horace Rhodes seconded. Hans Ziegler nominated Charlotte Besson. Maynard Avey seconded.

The membership discussed increasing the board to six members. Duke Sumonia made a motion to enlarge the board to six members, three elected every year and four elected this year. Horace Rhodes seconded. The motion to amend Bylaw ARTICLE III, Section 1 was approved.

Ballots were distributed and the election proceeded. The newly elected members are: Jim Persichetti, Jim Piersel, Dick Weinmeister, and Charlotte Besson.

OLD BUSINESS

There was no old business.

NEW BUSINESS

It was suggested that the next newsletter contain a note asking that trail bike and motorcycles be used on the roads only and have proper mufflers.

Some landowners have had trees cut down and removed by unknown persons. If anyone hears a saw or sees trees being cut it would be appreciated if they would inquire as to who is doing the cutting and why they are cutting. Landowners who give permission for tree cutting on their land should supply the cutter with a letter of permission.

Tom Bennett urged the board and membership to complain to the Larimer County Commissioners about the disgraceful condition of a mobile home on the county road downstream from the back entrance. After discussion on this matter, Tom made a motion that the board file a complaint with the Larimer County Commissioners objecting to the accumulation of junk on the Wiles property on the North Fork of the Big Thompson. It was seconded and approved.

It was suggested that the board look into having 20 MPH signs placed along Dunraven Glade Road.

There was discussion about trash collection with no resolution to the problem.

Bill Masters made a motion to adjourn the meeting at 3:20 P.M. The meeting was adjourned.

Respectfully submitted

Marcella Bicknell

Marcella Bicknell
Corresponding Secretary.