

Minutes from the Board of Directors meeting

January 15, 1974, Escape Properties Office, Boulder, Colorado

The Board of Directors meeting opened at 7:30p.m. Mr. John Young was not present. The minutes of the December 4th meeting were reviewed and approved by the Board.

TREASURERS REPORT: The R.L.A. balance on hand at the end of December was \$6,529.46. Mr. Jones reported he had contacted Mr. Lloyd Spawn, an accountant from Ft. Collins in regard to auditing the R.L.A. books. His charge would be \$20.00 per hour plus \$6.00 - \$8.00 per hour for his workers. There was some discussion on whether to have Mr. Spawn do the work or Lester Whitey who had prepared the R.L.A. tax exempt status report to the I.R.S. Mr. Rosenberg moved we accept the treasurers report and let Mr. Spawn audit the books. Mr. Romero seconded the motion. Motion carried.

BILLS PRESENTED:

Lester Whitey - \$350.00. Preparation of application for tax exempt status for the I.R.S. Mr. Rosenberg moved we pay the bill. Mr. Romero seconded. Motion carried.

ROAD MAINTENANCE REPORT: So far there have been no complaints on the removal of snow. Filings 4 and 5 now belong to the R.L.A. but Escape Properties has seen to the removal of snow in these filings so far. The grader used for road work is sitting on R.L.A. property ready for use when needed. Phil Stewart usually contacts Mr. Howarth if there is work to be done. There was some discussion on what to expect from Road Maintenance on snow removal. Should all the roads be cleared immediately even if they are going to be used very little regardless of the cost? It was felt that the R.L.A. should go by Mr. Howarths judgement within reason, and to expect all the roads to be cleared all the time is unreasonable. A rough estimate of winter road use would be a big help in determining snow removal.

Discussion of next General Meeting: A tentative date of March 12, 1974 was set contingent upon finding a suitable meeting place in Loveland. Mr. Angell will arrange the meeting place. A cover letter, invitation, and proxy card will be prepared for mailing no later than February 10, 1974. According to the By-Laws Section 1 - Article 9, a nominating committee is required. Anyone interested in running for the position of One Year Board Member should let the Board know. Any member of the R.L.A. can be a proxy. If the proxy is not designated, the proxy will go to the Board. If a proxy vote is delegated to the Board, the Board will decide by a simple majority vote how to cast said proxy. Mr. Rosenberg moved that the Treasuer be instructed to purchase a copy of Roberts Rules of Order for the Board. Mr. Romero seconded. Motion carried. Mr. Romero moved that Mary Howarth be asked to attend to refreshment details for the General Meeting. Mr. Rosenberg seconded. Motion carried.

BUDGET FOR 1974: The notification of assesment for 1974 will include a cover letter, Treasurers report from Mr. Jones, 1973 statement, and the estimated budget for 1974 as follows:

Postage, Clerical, Xeroxing, Telephone	\$400.00	Approved
Meeting, picnic	\$150.00	Approved
Travel reimbursement at .10/per mile	\$700.00	Approved
Road Maintenance Filings 1-5	\$9,000.00	

Discussion on the Road Maintenance figure: Mr. Jones wondered what the status was on filings 4-5 after the Aug. 28th meeting with Mr. Wells. Mr. Angell said the roads in 4-5 belong to the R.L.A. Escape Properties has been clearing the snow this winter for the convenience of the sales personnel. In the event they didn't clear the roads, and there were complaints by landowners, the R.L.A. would have the responsibility. Mr. Jones brought up the question of damage developing due to faulty construction. Mr. Romero stated that any damage to roads in filings 4-4 due to original construction error would be Escape Properties responsibility. Mr. Romero felt the \$9,000.00 figure was in line with the added amount of road, and felt it was better to overestimate rather than underestimate. Mr. Romero moved that the figure of \$9,000.00 for Road Maintenance in 1974 be accepted. Mr. Rosenberg seconded. Board approved with Mr. Jones voting against.

Maintenance: Tennis Courts and Stables \$1,000.00

Discussion: Since there is as yet no idea what maintenance will be the figure of \$1,000.00 is only a rough guess. Mr. Rosenberg said he would try to get some figures on the maintenance of this type of facilities. Mr. Romero moved that the figure of \$1,000.00 be accepted as an estimate for Tennis Courts and Stables. Mr. Rosenberg seconded. Board Approved. Mr. Romero moved that the figure of \$11,250.00 be adopted as the R.L.A. 1974 budget. Mr. Rosenberg seconded. Motion carried.

Mr. Angell announced there will be a Board meeting within 30 days after the General meeting. Time and place to be announced later.

Meeting adjourned at 10:15p.m.

Respectfully Submitted

Barbara Betts, Corresponding  
Secretary

Post meeting note: On January 16th Mr. Angell informed me the General meeting would be set for March 13, 1974, Wednesday. He was unable to make arrangements for a meeting place on March 12.

RLA Board Meeting, Jan. 15, 1974  
3333 Iris, Boulder, Colo.

Minutes of last board meeting--Barbara Betts

Treasurers report--Jones

Communications

Bills

Roads

Protection

Next RLA General Meeting--date, nominating committee, proxies,  
1974 Budget, expenses, dues

Next Board meeting

RETREAT LANDOWNERS ASSOCIATION

1974 Budget

ESTIMATED EXPENSES

Postage, Clerical, Xeroxing, Telephone	\$	400 <del>300</del>
Meeting, Picnics	\$	250 <sup>50</sup>
Travel Reimbursement @ \$.10/mile	\$	150 <sup>100</sup>
Road Maintenance, Clearing (Filings 1-5)	\$	9,000
Maintenance: Tennis Courts, Stables	\$	<u>1,000</u>
Total Estimated Expenses	\$	10,700

400  
150  
700  
9,000  
1,000  
11,250

Equivalent Full-Year Owners Thru 1973:	121.9705
Add'l Equivalent Full-Year Owners in 1974:	<u>30.0000</u> (Est.)
Total Equivalent Full-Year Owners Thru 1974	151.9705

Total 1974 Assessment Per Full-Year Owner:

$$\frac{\$10,700}{151.9705} = \$ 70.41$$

Name: \_\_\_\_\_

Your 1974 Assessment is prorated to \_\_\_\_\_  
and is computed to be \_\_\_\_\_ == \$ \_\_\_\_\_

Your past due assessments total. . . . . \$ \_\_\_\_\_

Your credit from 1973 is computed to be \_\_\_\_\_ = \$ \_\_\_\_\_

Net Assessment Due From You \$ \_\_\_\_\_

Please remit \$ \_\_\_\_\_ by March 1, 1974.

Thank you.

Lloyd Jones,  
Treasurer  
Retreat Landowners Association

RETREAT LANDOWNERS ASSOCIATION

1973 Statement

Income From Assessments:	\$11,102.85	12/4/73
	<u>252.71</u>	12/5/73 - 12/31/73
Total Income	\$11,355.56	
Expenses:		
Postage, Clerical, Copying, Telephone	196.71	
Road Maintenance, Closing	4,524.96	
Checks, Corporate Seal	22.60	
Picnic (Building Rental, Groceries, Name Tags)	81.71	
Balance 12/31/73	\$ 6,529.58	
1973 Assessments Still Due:		
476.65		
+ <u>22.86</u>		
	<u>499.51</u>	
Total 1973 Balance	<u>\$ 7,029.09</u>	
Total Equivalent Full-Year Owners Thru 1973	121.9705	
Total <u>Credit</u> Per 1973 Full-Year Ownership		
<u>\$7,029.09</u>		
121.9705	\$ 57.63	

TREASURER'S REPORT TO RETREAT LANDOWNERS' ASSOCIATION, December 31, 1973

Income from assessments \$11,355.56

Expenditures:

5-29	- Caballus Publishers (postage and clerical work)	\$	14.40
	J. Lloyd Jones (printing, clerical supplies, postage, clerical work)		44.77
	Joy Jones (clerical work)		16.00
	Barbara Betts (postage, Xeroxing)		5.14
	Lloyd O. Angell (postage, photo copies, phone)		19.81
	Phil Stewart (grader operating, cleaning culverts)		231.00
	Escape Properties (road work, snow removal)		3,424.46
6-5	- United Bank (checks)		8.10
7-14	- Ernest C. Stille (installing, cleaning culverts)		607.00
8-7	- Ace-Kauffman (corporation seal)		14.50
	Lloyd Angell (phone, postage, photo copies)		37.83
10-29	- Mary Howarth (groceries, name tags)		15.66
	Glen Haven Association (building rental)		12.00
	Barbara Betts (expenses for picnic)		54.05
	H.P. Advertising Agency (printing)		14.18
12-4	- Gerald E. Palmer (snow removal, grading)		262.50
	Joy Jones (printing, clerical work, postage, phone calls)		26.58
	Lloyd O. Angell (phone calls, postage)		18.12
	Total Expenditures	\$4,826.10	

Balance on hand, December 31, 1973 \$6,529.46

Minutes from the Board of Directors Meeting

April 10, 1974, 2208 Frances Drive, Loveland, Colorado

Meeting called to order at 7:45 p.m. There were four members present; Mr. Bill Rosenberg was unable to attend. Mr. Angell introduced the new Board members, Mr. Ken Pitman and Mr. John Spidell. Mr. Pitman and Mr. Spidell provided the other board members with their home telephone numbers as follows: Mr. Pitman--798-3685, Mr. Spidell--356-7214. The minutes of the Jan. 15, 1974 board meeting were reviewed. Mr. Jones wished to point out that although it was not recorded in the minutes, at that meeting, Mr. Romero had told him, he had the right to pursue the question of the bill from Lester Witte. Mr. Angell reminded him that the board gave him no such approval, and also agreed to pay the bill. Mr. Pitman moved that the minutes be approved. Motion seconded and carried.

TREASURER'S REPORT

The balance on hand, April 10, 1974 was \$8,671.79. There is \$400.15 still outstanding on 1973 assessments, and \$1,750.38 outstanding on 1974 assessments, for a total of \$2,150.53 outstanding.

Mr. Jones explained the bond for the R.L.A. This is a three year bond of \$1,000 each for the President and the Treasurer, as protection against fraud and theft. The coverage follows the office so if there is a change in office, we are to notify the company. The cost is prorated according to how much is on hand at any given time, or what is handled daily. There was some discussion as to whether this would be enough. It was agreed that this would be enough at least for the time being.

Discussion on the delinquent assessments. Mr. Angell explained to the new board members the problem of Mr. Kincaid. Mr. Kincaid bought his land from Escape Properties in the Retreat, but his property has no access on Retreat roads. The only access is a privately owned road. When he bought the property, he signed a contract as any other Retreat landowner, which makes him a member of the R.L.A. and therefore subject to the assessments. ~~At the time of purchase, he was told verbally by Escape Properties that he would not be assessed,~~ and that he would be given a key to the gate across the private road. Mr. Kincaid claims he has never received a key to the gate. He also feels that since he does not use the Retreat roads, he should not be assessed. After corresponding with Mr. Angell, and discussing the matter, it was agreed that he would pay 50% of the assessment. He has not yet paid this amount. As a R.L.A. member, Mr. Kincaid is entitled to use all the amenities of the Retreat, as well as, the roads. Mr. Spidell made a motion to assess Mr. Kincaid for the full amount of his assessment, and give him a grace period in which to pay. Mr. Jones seconded. Motion carried.

Mr. Pitman made a motion to give the other delinquent assessments one month to pay, then pursue proper action to apply liens against their property. Mr. Angell explained the boards policy in the past was three-fold. The first assessment, then if no response a second reminder. If still no response, a firm letter asking for payment. This policy has had good results so far. Mr. Pitman retracted his motion and made a new one. He moved that the same procedure for notifying delinquent assessments be followed, according to the policy the board has pursued in the past. Mr. Spidell seconded. Motion carried.

The auditors report was reviewed. Mr. Spidell moved we accept the treasurers report. Mr. Pitman seconded. Motion carried.

BILLS TO BE PAID:

L.C. Wilson Agency: \$24.00. Fee for bonding - Approved

Mary Howarth: \$.15 - Refreshments for General meeting. Approved  
John L. Jones: \$44.28 - Printing, postage, clerical. Approved  
Barbara Betts: \$119.09 - Printing, postage, telephone, clerical. Approved.  
Horse Book Wholesalers: \$19.14 - Getting material ready for annual report.  
Approved.  
Lloyd Angell: \$27.55 - Telephone, ~~travel~~, Misc. Approved  
Lloyd E. Spawn & Associates: \$130.00. Audit of R.L.A. books. Approved.  
Lester Witte & Company: \$353.00 Preparation of tax exempt status and  
interest.

Discussion on the Lester Witte bill. Mr. Pitman asked how often a report of this type would be needed. Mr. Jones said that after the first year there would be two forms to be filled out and a \$5.00 fee to be sent to the state. He was not sure whether these forms would have to be filled out by a C.P.A., or if anyone could do it. He suggested we contact the I.R.S. for this information. Mr. Jones explained his position on this bill. As treasurer of the R.L.A., he felt it was his responsibility to check into all the bills. After checking some of the sources of information needed to fill out the tax exempt status, and checking with a C.P.A. and two accountants, he felt the bill was too high. Although he still felt this was the case, he stated he might have gone beyond what he should have in pursuing the matter; and would be willing to abide by whatever decision the board made. Mr. Pitman moved we pay the bill. Mr. Spidell seconded. Motion carried. Mr. Angell explained his position on the Lester Witte bill. He felt the preparation of tax exempt status for the R.L.A. was very important for the R.L.A. After contacting Mr. Romero and Mr. Young, and getting their approval of Lester Witte, this gave him a quorum, so he allowed Lester Witte to prepare the tax exempt status. He pointed out that it is difficult as President of a new association to assume an entity away from the original organization. A motion was made to learn from this experience and go on to other matters. Motion seconded and carried. Mr. Pitman made a motion that the Treasurer be authorized to find out from the I.R.S. if a C.P.A. is required to fill out the annual forms or if it is advisable to have a C.P.A. to complete the forms. Also to further determine the most reasonable company or firm to handle the tax exempt procedure. This information to be reported back to the board at the next meeting. Lloyd Jones seconded. Motion carried.

Discussion on the bill from National Construction. Mr. Jones showed the members of the board the bills that had been received from National Construction. After examining the bills, it was still unclear just what work had been done and if it actually was work for the Retreat. Mr. Spidell made a motion that the bill be tabled until we get more information from National Construction. Ken Pitman seconded. Motion carried. Mr. Pitman stated that if National Construction did actually provide a just service, even there has been a definite lack of communication, we must pay the bill. The board agreed.

#### DISCUSSION OF THE GENERAL MEETING

Mr. Angell brought up the question of the two resolutions presented at the General meeting. He pointed out that according to the by-laws the resolutions are nullified because they were not given to each member of the R.L.A. five days prior to the General meeting. Mr. Jones disagreed stating that the resolutions were not to change the by-laws, but to have the Secretary poll the membership in regard to changing the by-laws. Mr. Angell said he had discussed this with Escape Properties, and the resolutions are unconstitutional. Mr. Angell said the resolution for dues looked like it was merely to slap at Escape Properties, and



Escape Properties would protect themselves. He also pointed out that Escape Properties has done a lot for the R.L.A. in the past year. They allowed us to use their offices for Board meetings, they had done all the upkeep on filings 4 and 5 since the county approved the roads, shared their newsletter with us, and let us use their Xeroxing equipment. Mr. Jones made a motion we table the study on these resolutions until we find out what is legal and what isn't, and report at the next meeting. Motion died for lack of a second. Mr. Pitman pointed out that Escape Properties will go to court if they are going to lose a lot of money over the one lot, one assessment resolution. If such a resolution did pass, they would be required to put in more money and this might cause them to change their aspect of selling at the Retreat. This might not be good for the Retreat. Some of Escape Properties interests are also the interests of the R.L.A. It was decided that a letter of explanation would accompany the resolutions when they are sent to the R.L.A. members. Mr. Pitman said he would draft the letter.

#### ELECTION OF OFFICERS:

Mr. Pitman was nominated for President but he declined stating he had to heavy a schedule to devote the time needed for the job. Mr. Angell stated he would be willing to continue as President only if there were no more incidences such as had occurred this past year. The board approved Mr. Angell as president and assured him there would be no more problems.

Mr. Spidell was nominated as Treasurer. Nomination seconded and carried. Mr. Ken Pitman was nominated as Vice President. Nomination seconded and carried.

#### DISCUSSION ON THE BOARD'S POSITION WITH ESCAPE PROPERTIES

Mr. Lynn Well's letter to the Board asked for an apology from the Board for accusations and conduct against Escape Properties. Mr. Pitman stated he didn't feel there should be an apology. He said Mr. Wells does not come to the meetings or make any attempt to communicate with the R.L.A., he leaves this to middlemen. Mr. Jones stated that he didn't feel he said anything in his statement at the General meeting that he hadn't verified for himself. He said he would be willing to see Mr. Wells or write him a letter, and would apologize in part for the way certain things were handled. Mr. Angell suggested that both he and Mr. Jones write to Mr. Wells and ask that the whole matter be dropped.

#### BOARD POLICY ON PAYING BILLS

Mr. Spidell made a motion that all bills be approved by two-thirds of the Board. Checks approved and signed at the Board meetings will be given to the Secretary to mail. Mr. Pitman seconded. Motion carried. Mr. Angell made a motion that the Treasurer and the Secretary be paid \$250.00 per year. Motion seconded and carried.

It was decided to invite Mr. Howarth, Chairman of the Road Maintenance committee to the next board meeting to discuss road maintenance. Also to invite Mr. Hedlund and Mrs. Mrjenovich.

Mileage checks for the board members were made out.

Next meeting tentatively scheduled for May 23, 1974. Meeting adjourned.

Respectfully Submitted,



Barbara Betts  
Corresponding Secretary

RLA BOARD MEETING  
April 10, 1974

Agenda

OLD BUSINESS

- ✓ Minutes of last board meeting
- ✓ Treasurers' report
- ✓ Bill to be presented and paid
- ✓ Discussion of General meeting
- ✓ Tennis courts and stables

NEW BUSINESS

- ✓ Election of officers
- Board position with Escape Properties, Ltd.
- Policy of Board on payment of bills
- Level of road maintenance
- ✓ Salary to recording and corresponding secretary
- ✓ Mileage Allowance to board members.

May 23, 1974, 2208 Frances Drive, Loveland, Colo.

Meeting called to order at 7:30pm. All members were present. The minutes of the April 10, 1974 meeting were reviewed. There were two corrections. Mr. Jones moved the minutes be corrected and approved. Mr. Rosenberg seconded. Motion carried.

#### TENNIS COURTS AND STABLES

Mrs. Lorraine Reese (Mrdjenovich) was present to discuss her problem over the stables. Mrs. Reese owns lots 18-19 in filing 3, and has an option on another lot about 750 ft. away which has not yet been platted. The lot on which she has an option is the one Escape Properties announced they were going to build the stables on. Mrs. Reese said there was no mention of stables being built on that lot when she took the option. The first she heard of it was at the General Meeting. She has discussed this with Escape Properties, and they have shown her some land in one of the future filings which she would be willing to exchange for the land she now has if the price is comparable. She attended a County meeting in Ft. Collins where they are trying to make a larger minimum lot size. Although it didn't go through this time, she is afraid if such a law were passed she would not be able to afford the larger lots. Even without the question of the option, Mrs. Reese is very much opposed to the stables being constructed so close to the land she now has. She feels it is not the best spot, and that there would be a lot of run-off problems. She said she would go to Escape Properties again and see if she couldn't get something definite in black and white to protect her interests. She would be willing to trade lots 18-19 and her option on the lot where stables are to be built for land of her choice in another filing for a comparable sum. The Board stated they were behind Mrs. Reese and asked her to keep them informed of her negotiations with Escape.

General discussion on the Tennis Courts and Stables:

Mr. Pitman suggested we might send a letter to Escape urging them to get these facilities built, or invite Mr. Wells to the next Board meeting to discuss the issue. Mr. Rosenberg made a motion that the President write a letter to Escape reminding them of the deadlines on the Tennis Courts and Stables and request they prepare for us a status report and time table for construction. Mr. Pitman seconded. Motion carried.

#### TREASURER'S REPORT

Mr. Jones reported there was a balance on hand as of 5-23-74 of \$7,936.05, and assessments not paid in the amount of \$1,715.33. There are 38 landowners who haven't yet paid their assessment. One landowner has never paid any assessment since her property was purchased. Her address at this time is unknown and it was suggested that we might be able to get the address from United Bank in Denver since they handle the loans for Escape. Mr. Pitman suggested we try to get some action going to protect the R.L.A.'s interest on the delinquent landowners property. If they should sell their land we would not have any legal way of collecting the delinquent assessments. Mr. Rosenberg suggested we draft one reminder for the new group of landowners who haven't paid, and get the aid of a lawyer to draft a second letter to the group of landowners who are two years behind. Mr. Spidell suggested we might check into the legality of charging interest on the unpaid dues. A motion was made to pursue two types of form letter to be sent to delinquent landowners. The President has the authority to seek legal assistance to prepare the form letter. Mr. Pitman seconded. Motion carried.

Mr. Jones presented a form from the Greeley National Bank to be filled out. This is to certify that we are a Corporation, and authorizing the bank to hold the money for the Corporation.

Mr. Angell presented the tax exempt form from the state, which was returned since it was sent in too late for the year 1973. It is to be resubmitted with a \$15.00 fee. Mr. Rosenberg moved we pay the \$15.00. Five dollars for last year and \$10.00 for rehabilitation. Mr. Pitman seconded. Motion carried.

Mr. Spidell made a motion that he use Greeley National Bank for funds to transact business for the R.L.A., and that Mr. Lloyd Angell and Mr. Spidell be authorized to sign checks. Mr. Rosenberg seconded. Motion carried. It was decided to also authorize Mr. Pitman to sign checks in the event one of the other gentlemen is absent. All checks still needing two out of three signatures.

Mr. Jones stated that he had checked with the I.R.S. in Denver and that a C.P.A. was not needed to fill out the tax exempt forms.

#### DISCUSSION OF PREPARATION OF BALLOT

Mr. Pitman had drafted a letter of explanation, but since the minutes of the last meeting said resolutions he had directed the explanation to both resolutions instead of just the resolution on the roads. The resolution on dues was a resolution to seek opinion not a resolution to change the by-laws. Mr. Angell stated he has discussed the resolution on dues with Escape and they claim they only own one lot.

Mr. Jones stated that since the group voted for these resolutions at the General meeting, then we are obligated to investigate the legality of the resolutions. Then the Board has the right to say this is right or this is wrong. He stated we should have a feasibility study on these resolutions before we send out a ballot. Mr. Angell said he had discussed this issue twice with Escape Properties, and also with Mr. Young. Mr. Young said the resolutions are illegal. Mr. Jones moved that the President be empowered to either select a member of the Board or initiate himself proper procedure to find out for the benefit of the landowners general membership, the feasibility of changing the by-laws in accordance with the resolutions passed regarding assessments at the General Meeting. Mr. Rosenberg seconded.

#### Discussion:

Mr. Pitman--The purpose of this motion is to get legal counsel on this. How do we do this?

Lloyd Angell--I'd like to see Mr. Spidell talk to Mr. Winters (A lawyer from Greeley who is an R.L.A. member) to see what he would do.

Mr. Jones--I know a lawyer who is a lawyer for a Corporation we have. I could feel him out to see what his opinion is, and find out what it might cost. I could at least get some basics and report back to the Board.

Mr. Spidell moved to amend the motion so that instead of the President, we have Mr. Jones pursue the matter. Mr. Rosenberg seconded.

Mr. Pitman pointed out that if we have to have a lawyer fight these resolutions in court, the cost would be high. Although we must have a just way of getting money for the R.L.A. how much organization do we want.

The amendment to the motion was voted on and carried.

The motion was voted on and carried.

Mr. Angell asked Mr. Spidell to also talk to Mr. Winters about this issue. Mr. Rosenberg stated he thought a list of pros and cons could be worked up just on judgement, and he thought this was the route to go on this matter.

#### ROAD MAINTENANCE REPORT

Mr. Angell said that Mr. Howarth saw no point in coming to the Board meeting. The roads are in good shape. Since there has been little rain, there are no major problems. Mr. Howarth thought the roads might need manicuring, but Mr. Angell felt there was no need at this time.

Mr. Spidell made a motion to accept the report. Mr. Rosenberg seconded. Motion carried.

## LOGOS FOR R.L.A

Mr. Rosenberg presented a logos he had worked up for the R.L.A. to use on stationery and envelopes. Mr. Pitman made a motion to accept the letter-head and authorize Mr. Rosenberg to purchase letterheads and envelopes in proportion. Mr. Spidell seconded. Motion carried.  
There was some discussion on drafting some sort of welcome letter to be sent to new landowners as they buy property in the Retreat.

## DISCUSSION ON BILL FROM NATIONAL CONSTRUCTION

Mr. Angell stated he had talked to National since the last meeting. They have spend alot of time going over these bills. In Mr. Angell's opinion, they actually did the work but the bills were made out terribly. National admitted this. Mr. Phil Stewart who authorized the work, and the man who ran the bulldozer are both gone so the bills are hard to verify.  
Mr. Spidell suggested we come up with a compromise figure.  
Mr. Pitman stated he was concerned that this might happen again. He asked for a general opinion from each board member whether they felt we owed National something. He also mentioned he was concerned if word should get out to people not to do business with us because we nit-pick. Mr. Pitman made a motion we authorize the President to talk to National Construction and offer to pay as full payment of this bill \$255.00. If they won't accept report this at the next Board meeting. Mr. Jones seconded. Motion carried.

## BILL TO BE PAID

Barbara Betts--\$7.00--Postage and Telephone  
Lloyd Angell--24.04--Postage, Telephone, Misc,  
Joy Jones-- 12.00--Posting, Clerical--\$12.00  
Mileage checks were made out for Board members.

Mr. Spidell made a motion that we put the excess funds in a savings account. Mr. Jones seconded. Motion carried.  
Mr. Angell suggested the funds be put in an account with a day to day interest and no penalty for withdrawal.

Since some forms call for the signature of a Corporate Secretary, the Board elected Mr. Rosenberg to act as Corporate Secretary.

Mr. Angell made the following statement in closing:  
There are one or two things I can't get you to remember. I am not in favor of continuing fights with Escape Properties. More and more we are getting away from this. Mr. Wells recognizes us as a tough organization. This has occurred in the transition when they were the R.L.A. and we were the new Board. I am proud of the way we handled this meeting tonight.

Mr. Spidell moved the meeting be adjourned. Mr. Pitman seconded. Motion carried.

RLA BOARD MEETING  
May 23, 1974

Agenda

- ✓ Minutes of last board meeting
- ✓ Treasurers' report
- ✓ Tennis courts and stables ( Hedlund & <sup>Ruse</sup> Mrjenovich)
- ✓ IRS status and CPA requirements
- ✓ Preparation of ballot for per lot assessment (legality)
- ✓ Road maintenance report
- Stationery
- Presentation of bills

TREASURER'S REPORT TO RETREAT LANDOWNERS' ASSOCIATION  
May 23, 1974

Balance on hand 4-10-74 \$8671.79

Expenditures:

Mary Howarth	3.15
Witte & Company	353.00
Wilson Agency	24.00
John L. Jones	44.28
Barbara Betts	119.09
Horse Book Wholesalers	19.14
Lloyd O. Angel	27.55
John Spidell	5.00
Barbara Betts	3.00
Ken Pitman	12.00
John L. Jones	3.00
Lloyd E. Spawn & Asso.	130.00
Colo. Sec. of State	5.00
Lloyd E. Spawn & Assoc.	30.00
Griffith Construction	376.25

Total paid out 1,154.46

Total deposits 418.72

Balance on hand 5-23-74 \$7,936.05

Assessments not paid \$1,715.33



J. Lloyd Jones, Treasurer



## RETREAT LANDOWNERS ASSOCIATION, INC.

Minutes from the Board of Directors' Meeting

~~August 29~~<sup>Sept 4</sup>, 1974, Del Camino Restaurant, Longmont, Colo.

The members of the RLA Board of Directors met at 7:00pm at Del Camino Restaurant, Cosmopolitan Room for dinner preceding the business meeting. Mr. Bill Rosenberg and Mr. Lloyd Jones were unable to attend. Mr. Ernie Conrad attended the meeting at the invitation of Mr. Angell.

The business meeting was called to order at 8:00pm. The minutes of the May 23, 1974 meeting were reviewed and approved.

### TREASURER'S REPORT

Mr. Spidell asked that his new home address be entered into the minutes: 2086 - 40th Ave, Greeley, Colo. A copy of the treasurer's report was passed out to each member. A savings account has been opened for the RLA with a deposit of \$7,000.00. The RLA balance at this time is \$8,030.87. The treasurer's report was approved.

### DELINQUENT ASSESSMENTS

There are still several delinquent assessments due. Some have not paid for two years or more. Mr. Spidell and Mr. Angell decided to get together after the meeting and correlate the billing and sending of letters to these people. All members of the Board were pleased with the way Escape Properties was informing the RLA of the new sales at the Retreat. Mr. Spidell did ask that Escape Properties keep him better informed of which sales were resales. This would save the embarrassment of double billing. Mr. Conrad said he would ask Escape to inform Mr. Spidell of the resales, and after the meeting he would go over with Mr. Spidell the ones he was familiar with.

Mr. Angell summed up the issue of Mr. Kincaid. Mr. Lynn Wells and Mr. Angell had both sent him firm letters explaining the positions of Escape Properties and the RLA. Mr. Kincaid has paid his one-half assessment. As was agreed upon in a previous Board meeting, Mr. Kincaid's special assessment of one-half would be reviewed by the Board in two years. The Board is not bound to accept one-half assessment forever.

### REPORT ON THE GLEN HAVEN FIRE DEPARTMENT

Mr. Conrad reported to the Board that the old sales cabin at the entrance to the Retreat had burned down on Saturday, Aug. 31st. This cabin is not on Retreat property, but is part of the 20 acres at the entrance to the Retreat belonging to Mr. Maitland. The Glen Haven Volunteer Fire Department, of which Mr. Conrad is a member, responded to the fire, and in the course of fighting the fire some of their equipment was damaged. Mr. Conrad explained the situation of the GHFD. They are an all volunteer organization which is funded completely by donations. It is the closest fire protection at this time to the Retreat. The only fires they have responded to this last year have been on or close to the Retreat. Mr. Conrad asked that the RLA consider helping to support the GHFD.



## DISCUSSION:

Mr. Angell said there were no funds set aside in the RLA budget at this time for the support of the GHFD. He felt something of this nature should be discussed and presented to the landowners at the next general meeting. Mr. Spidell suggested we set aside a sum for the GHFD when the 1975 budget was prepared at the December board meeting. Mr. Pitman felt that support for the GHFD should be an individual thing. If the RLA took the responsibility of supporting the GHFD then the landowners at the Retreat, especially those who intend to live there year round and those who already have cabins constructed now will take it for granted and not get involved in the GHFD. Mr. Angell read a letter from Dorene Romero in which she also urged the RLA to consider supporting the GHFD. Mr. Angell stated that to have the RLA take the responsibility for supporting the GHFD is in a way taxing them for a service that the rest of the community is using without being taxed for. Mr. Pitman stated that the board was definitely for what the GHFD was doing, and that he would be interested to know what Mr. Maitland contributed to the GHFD. Mr. Conrad said the GHFD would be sending out direct letters to people in the Glen Haven area soon asking for contributions, and that a benefit of some kind would be coming up later. Everyone felt it would be good to have a member of the RLA Board or some of the RLA landowners think about serving on the GHFD board of directors. Mr. Conrad said there were several vacancies on the board at this time. Mr. Pitman made a motion that we donate \$100.00 to the GHFD and that we urge all members of the RLA to make donations to this cause, and that we bring this up at the next general meeting. Mr. Spidell seconded. Motion carried. Mr. Conrad pointed out that without the GHFD it would be very difficult for landowners to get fire insurance. The Board assured Mr. Conrad that they are very much interested in this situation, this was really the first idea we had as to the fire protection situation in the area. The board will definitely make this an important issue at the next general meeting.

## ARCHITECTURAL CONTROL COMMITTEE

Copies of the letters sent to RLA members who are in violation of the covenants were shown to the board members. It was Mr. Angell's opinion that the ACC did the right thing. By signing the contract each landowner agrees to the rules in the covenants. Mr. Conrad pointed out that in regard to the trailers, no one was keeping a day by day account, but when it was obvious that a landowner was in violation, then a letter was sent. These rules are to try and keep the concept of the Retreat one of natural things.

## NEW PURCHASES AT THE RETREAT

Mr. Angell said he had a list of 57 new purchasers since the first of the year. This figure didn't agree with Mr. Spidell's billing list as he had only 37. Mr. Spidell and Mr. Angell decided to go over this after the meeting.

## TENNIS COURTS AND STABLES

Mr. Angell asked if each member had received a copy of Mr. Well's letter explaining his position on the TC&S. Mr. Angell stated he wasn't completely happy with Mr. Wells explanation of why we haven't gotten the TC&S. He asked Mr. Conrad why one property report was contingent upon another. Mr. Conrad explained that a new property report had been written for all of the filings and it had a deadline for TC&S of July, 1975. He didn't know why the TC&S had not been built yet, but there were no funds in escrow for this right now. He felt sure that they

would be built, the question was when. Mr. Angell voiced concern that sooner or later the landowners would call the RLA to account as to why this issue has not been pursued. Mr. Pitman asked if the issue of Mrs. Reese had been resolved. Mr. Conrad stated the situation was still the same. Mr. Pitman also voiced concern that Escape might wait until the end and then put up just anything. He said the last time he talked to Mr. Wells, Mr. Wells had said he would be willing to come to a Board meeting. Mr. Pitman felt we should be talking directly to Mr. Wells. Mr. Pitman made a motion that at the next meeting, we formally invite Mr. Wells to discuss the TC&S. Mr. Spidell seconded. Motion carried. Mr. Angell asked each board member to carefully study Mr. Wells letter on this issue.

#### ATTACHMENT OF LIENS

Mr. Angell showed a copy of the letter he received from W.L. Taylor attorney, discussing the idea of attaching liens on property. The first suit should be filed by an attorney at a cost of around \$150.00. If the amount in question is under \$500.00, then the RLA could represent itself in further suits. Mr. Pitman mentioned the possibility of turning the delinquent accounts over to a collection agency. Mr. Angell stated that this issue is a serious one which will take a lot of discussion. It was decided to postpone action on this issue until there is time for further discussion.

#### BILLS TO BE PAID

Griffith Construction -- \$1,429.00 -- Road grader-\$1254.00 -- Backhoe and culvert cleaning \$175.00.

#### DISCUSSION:

Mr. Angell said the roads were in good shape. Mr. Howarth had overseen the work that Griffith did. There was alot of widening on Dunraven Glade and all the culverts on Dunraven were cleaned out. Mr. Pitman requested that Griffith show their hourly rates on statements in the future.

Payment approved.

American Printing -- \$73.23 -- Stationery and envelopes

Payment approved

Barbara Betts -- \$22.06 -- Telephone, copies, envelopes, stamps

Payment approved

John Spidell -- \$35.21 -- Telephone, stamps, mileage

Payment approved

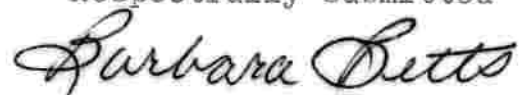
Lloyd Angell -- \$23.25 -- Telephone, postage, fee of \$5.00 paid to the State to change the official name and address on the tax exempt forms.

Payment approved.

It was decided to hold the next meeting at the Retreat if possible. A tentative date was set for the second Saturday in December (Dec. 14) at 2:00pm.

Meeting adjourned at 10:00pm.

Respectfully submitted



Barbara Betts  
Corresponding Secretary

RLA Board Meeting  
Sept. 5, 1974  
Del Camino Restaurant

Agenda

- Minutes of last Board meeting
- ✓ Treasurer's report
- ✓ Delinquent members on assessments
- ✓ Drafted letter to delinquent members
- ✓ Mr. and Mrs. Kincaid
- ✓ Glen Haven volunteer Fire Department
- ✓ Archetectural control committee
- ✓ New purchasers at Retreat
- ✓ Tennis courts and stables
- ✓ W. L. Taylor, atty.-attachments of liens
- ✓ Bills to be paid-mileage
- Road maintenance report--Wilford Howarth
- Sec. of State requirements.
- Adjournment

THE RETREAT LANDOWNER'S ASSOCIATION  
 TREASURER'S REPORT FOR BOARD OF DIRECTORS MEETING  
 September 5, 1974

Previous Bank Balance 5/23/74 \$7,936.05

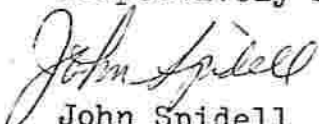
Cash Expenditures		
Colorado Secretary of State	\$20.00	
Bill Rosenberg	12.00	
Barbara Betts	10.00	
John Spidell	5.00	
Lloyd Jones	3.00	
Lloyd Angell	24.04	
Joy Jones	12.00	
National Construction Co.	255.00	
Colorado Secretary of State	<u>5.00</u>	346.04

Cash Receipts		
Pat Waller	54.84	
Caryl Wessel	75.52 (1)	
Marjorie Flores	138.37	
Charles Kenevan	16.48	
Timothy Sullivan	75.03	
Lorraine Reese	75.62	
Check voided-Sec. of State	<u>5.00</u>	440.86

Cash in Bank \$8,030.87

Savings Account	\$7,000.00
Checking Acc't	<u>1,030.87</u>
	<u>\$8,030.87</u>

(1) Sent back for collection - was originally sent back for non-sufficient funds.

Respectively submit  
  
 John Spidell  
 Treasurer

## ASSESSMENTS RECEIVABLE

September 5, 1974

	<u>1974 current</u>	<u>Past Due</u>
Maynard C. Avey	\$30.84	\$
Vernon F. Behrens		51.48
Thomas W. Bennett	62.91	
Phil Blackwell		41.25
Ronald Bollhoefer		47.97
J. Adams and M. Bradley	31.65	
William Breen		16.48
Michael Burvant		16.48
E. Conrad and T. Beegle <i>Rossle</i>	37.00	
Edward De Pasque		16.48
Michael DeWitt	37.00	
H. Dobson and F. Horn	46.46	
Escape Properties, Ltd.		16.48
Cecil S. Effinger	41.32	
Charles J. Fette		40.45
Bernard Formidoni		16.48
Eugene B. Friley	34.12	
Stephen M. Geller	34.56	
Georgette Guerine	47.49	
Rodney Guy		76.87
Thomas L. Hallstrom, Jr.		75.37
David Hedlund		16.48
Jean R. Hornbuckle		77.19
Wilford Howarth		16.48
Lewis Hulbert		45.41
Joseph K. Jackson	46.46	
Dana Johnson	46.26	
Donald Kincaid		75.01
Richard L. Kleine	46.46	
R. Kosht and S. Kay		75.62
Joseph M. Long	35.15	
Carl Miller		16.38
James Moore		16.48
Laurence Moore		16.48
C. Morgan and M. Kost		46.21
Ted E. Morrison	40.29	
John A. McAfee	44.61	
Harry McDonald	45.43	
Elvin McDowell		75.03
Philip McKee		16.48

*Just billed  
this week**Past due  
1 yr or  
more*

## ASSESSMENTS RECEIVABLE

September 5, 1974

	<u>1974 current</u>	<u>Past Due</u>
Dennis A. Nelson	\$71.05	\$
Charles R. Norris	28.12	
Robert T. Porter, Trustee		57.87
Thomas Quinn		57.55
Ronald Revier	41.53	
Dudley Rice	45.85	
George A. Richard	40.29	
Joyce W. Robertson	51.40	
Evelyn J. Sailer		16.48
Ted Schey III	41.32	
Alan H. Shepard		67.78
Bruce L. Shults	37.42	
Albert W. Skinner <i>Resale</i>	39.06	
Douglas G. Smith	50.37	
John J. Stewart	33.50	
Karen Ann Thomas	49.75	
Emerson Thomas	46.05	
Albert Trailor		16.48
Robert N. Turner		16.48
Robert A. Tutelman		76.22
Bruce A. Vezina	53.66	
Paul M. Wallenhorst	29.19	
Charles Wilkinson	46.67	
Daniel Wissell	35.15	
Richard Warm		16.48
Tien Hsing		45.09
	<u>\$1,448.39</u>	<u>\$1,279.47</u>