

South T-Bar Ranch  
Property Owners Association Turn-Over Meeting  
June 23, 2001

For the purposes of expediency, **South T-Bar Ranch** is denoted by "**STB**" throughout these meeting minutes. **Property Owners Association** is denoted by "**POA**". **Land Properties, Inc.** is denoted by "**LPI**".

Property Owners were directed to sign in and were instruction to delegate one person per parcel to have the voting rights. Owners were handed a packet, which included the agenda, POA dues record, POA utility record, POA utility receivables as of June 22, 2001, nomination's to run for Board of Directors letters and emails, a current list of property owners, copy of the First Annual Property Owners Association Meeting dated July 8, 2000, and a topo map of Filings 1 through 6.

**POA meeting began at 10:10 a.m.**

**LPI Personnel Present:**

Richard Frederick, General Manager, Broker  
Adele Swift, Business Manager  
Christi Grisenti, Office Supervisor  
Amy Schulte, Sales Support  
Lee (Anita) Albert, Sales Agent  
Pat Moore, Sales Agent  
Kelly Conner, Sales Agent  
Mike Allen, Sales Agent  
Irene Gillum, Sales Agent  
Linda Mattson, Sales Agent  
Vince and Linda Ouellette, Sales Agents  
Ginger Kelsey, Sales Agent  
Ray Lang, Sales Agent

**Guests of LPI**

Amy Mason-Fitzpatrick, Stewart Title of Canon City  
Diane Booker, Stewart Title of Canon City  
Chris Hecox, Emergency Medical Response

**Property Owners Present**

Bruce and Linda Andrews  
David and Judi Arneson  
Roy and Barbara Bebee  
Tom and Gina Bottle  
Mark and Trish Bross  
Gordon Carpenter and Sherry Ray  
Steve and Brenda Coon  
Dean and Betty Sue Cornella  
John Delaney and Marie Kreiner  
Charlie and Tricia Dotson  
Richard & Janet Ducy  
David and Barbara Erwin

**Parcel #**

F 6 P 111  
F 5 P 99  
F1 P 14  
F 5 P 90  
F 2 P 17  
F 1 P 12  
F 6 P 104  
F 1 P 9  
F 4 P 79  
F 2 P 25  
F 4 P 83  
F 3 P 67

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**Property Owners Present**

**Parcel #**

Curtis and Ann Eulert	F 5 P 96
Danu Fatt	F 3 P 62
Shawn and Sheryl Fore	F 1 P 15
Bret Freeman and Stacy Bartlett	F 2 P 38
Tom and Ann Gore	F 1 P 8
Jim and Gail Greenwood	F 2 P 19
Frank and Virginia Groome	F 6 P 110
Sergio and Lisa Gutierrez	F 2 P 51
Ken and Connie Hall	F 2 P 37
Walt Hallstein	F 2 P 45 & 55
Gregg Handley	F 1 P 16
Terry and Theresa Hartman	F 2 P 47
Tim and Lenore Herr	F 1 P 3
Ken and Linda Homes	F 2 P 34
Brad and Ann Julian	F 2 P 53
Sam and Candi Knopp	F 3 P 71
Ed and Eliane Kovar	F 5 P 98
Andrew and Thomasine Lane	F 4 P 86
Martha S. Langion	Fremont 160
Rick and Becky Little	F 3 P 66
Jeff Lowe	F 1 P 1
Eric Luke	F 3 P 73
Glen and Pat Miller	F 2 P 42
Kevin and Becky Moody	F 1 P 4 & 5
Mike and Lynnette Mote	F 2 P 44
Raylynn Oliver and David Robinson	F 2 P 81 & 82
Rodney and Kim Patton	F 4 P 85
Dennis and Marcette Perelman	F 5 P 97
Alan Pietrzak	F 4 P 80
Mark Pronovich	F 2 P 43
Rick and Kathryn Silvertooth	F 6 P 112
Jesse and Barbara Sparger	F 4 P 78
Ralph and Anelladee Spencer	F 3 P 70
Nathan and Christie Stark	F 3 P 63
Joseph and Teresa Stefanelli	F 3 P 18
Helen Stroesenreuther	F 1 P 6
Ronnie and Sidney Todd	F 2 P 33
Jon and Glenna Thiessen	F 2 P 50
Mark Trotta	F 3 P 69
Jan Tunner	F 2 P 72
Alan and Susie Thielen	F 4 P 88
Butch and Lucy Thurston	F 2 P 20
Frank and Theresa Unrein	F 2 P 21
Bill and Barbara Wendt	F 1 P 11
Charles and Janice Zerbe	F 2 P 22
Stanley and Betty Hampton	STB East End 160

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**Welcome by Adele Swift, Business Manager**

- Introduction of LPI staff, guests and the STB POA Turnover committee who are:  
Jim and Gail Greenwood  
Tom Gore  
Jason Newham  
Dean and Betty Cornella  
Sam and Candi Knopp  
Mark and Pat Trotta  
Ken and Connie Hall  
Roy Bebee  
Wayne Herbert  
Barbara Erwin  
Susan Revack

Adele thanked everyone for his or her hard work preparing for the turnover meeting.

**Introduction of Proxy's**

Ken Hall for Michael and Susan Revack  
Ken Hall for Roger Sybrowsky  
Tonya Hecox for Tim Anderson  
Kevin Moody for Robert and Rhonda Houck  
Adele Swift for Gene and Lynn Fish  
Mike Allen for Jerry and Christi Sorensen  
Mike Allen for Gene and Jenny Lamb

We needed 57 parcels for a quorum, 58 were present.

**Last years Secretary's Report**

Adele asked if any one had questions or comments on the report from last years meeting. Barbara Erwin made the motion to accept the report and Jesse Sparger 2<sup>nd</sup> all approved.

**Treasurer's Report**

Adele reviewed the accounting for the POA dues and Utility accounts. The reports are in order by parcel number. The current balance is \$85,483.87 in the POA dues account and \$232,578.24 in the utility account. These accounts will be turned over to the Board of Directors today.

Only four parcels have not paid their dues this year and for a ranch this size is very good. There was a refund from the utility companies, which is why there is so much money in the utility account. There is still an outstanding balance for the DSL line, which will be approximately 30 to 40 thousand dollars that the POA will have to pay. The POA should have a projected income of \$46,000.00 per year. This is the amount the POA will have to work with on a yearly basis.

# South T-Bar Ranch

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#### **Utilities**

T-1 is currently available. Parcel owners need to find a company to provide the service. Mark Trotta and Mike Butts are working together to find a DSL provider. Power and phone are in and available.

#### **Leases**

There is an active grazing lease in place with Buddy and Diane Taylor. The lease expires on February 7, 2004. Before the lease expires the Board of Directors will need to prepare a new lease for the Ranch. The benefit of the lease is Agricultural status with the Fremont County Assessors office, which keeps the taxes lower.

#### **Development updates**

Tree clean up is complete.

The Roads have been bladed and gravel has been laid. They look good and we do not see any problem spots. Pat Trotta is working on getting bids for road maintenance and snow removal. She is looking for someone onsite that would expedite the snow plowing in the winter. She will keep the Board updated and what is going on.

Waterline that is fed by Fear Canyon was fixed for those property owners who have water tanks on their parcels.

There are two BLM access points on the ranch. One is located between parcels 65 and 66. There is a parking area by the road. The other is on parcel 47 where it touches the BLM. The rules for the BLM are no motorized vehicles; the trails are for walking or horseback only. If you have any questions about what you can and cannot do on BLM you need to contract the BLM office in Canon City.

Concern was expressed by Ken Hall over the reclamation of the gravel pit on Lot 35. He stated that his property value has decreased because of the pit and considers the pit an eyesore. He also stated that LPI has indicated that they will not reclaim the pit and asked that the POA consider it a violation of the covenants. Richard Frederick responded for LPI stating that it is not LPI but the developer, South T-Bar Ranch, LLC, who is responsible for any reclamation. Also, the developer has stated that they will clean up and level the site once the gravel is removed then put it on the market for sale. The developer will do the same at this site as they did at the gravel pit located on Lot 20, which included reseeding of grass. Adele Swift suggested that Mr. Hall take his grievance to the new POA Board of Directors.

#### **Turnover**

Adele went over the responsibilities of the Board of Directors and Officers. The nominees are Mark Trotta, Dean Cornella, Jim Greenwood, Sam Knopp, Tom Gore, Susan Revack and Kim Patton. The Board of Directors can have up to 10 members. We have 8 nominations and no additional nominations were made. A motion was made by Jim Greenwood that a vote for all the nominees listed should be made. This motion was seconded by Sam Knopp. The vote by a show of hands of the general membership in favor of all of the nominees in total was unanimous.

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**Adjourned**

Gail Greenwood made the motion to adjourn the meeting, Pat Trotta seconded and the vote by the membership was unanimous. Meeting was adjourned at 12:20 for the Board of Directors meeting and Jo Bob's Chuck Wagon B. B. Q. lunch.

Respectfully submitted this 21<sup>st</sup> day of July, 2001 by

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Adele M. Swift, Secretary of South T-Bar Ranch, POA

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