

# South T-Bar Ranch Property Owners Association, Inc.

## Minutes for April 8, 2023, 2023

### Regular Meeting of the Board of Directors

#### I. CALL TO ORDER 8:02 am

The April 2023 meeting of the Board of Directors of the South T-Bar Ranch Property Owners Association was held via conference call on April 8, 2023, Lynnette Mote, Pres, called the meeting to order. A quorum was present with the following directors attending:

- Betty Sue Cornella
- Becky Renck
- Gary Lack
- Mike Wolfe
- Joyce Omohundro
- Doug Peterson
- Lynnette Mote
- Ralph Spencer
- Brian Miller

POA members present: Ann Eulert #96

#### II. APPROVAL OF BOARD MINUTES

- The March minutes were emailed out to Board members prior to the meeting.
- A motion was made to approve the March minutes by Mike W 2<sup>nd</sup> by Gary L. Motion passed, no abstentions.

#### III. REVIEW / RATIFICATION OF ACTIONS TAKEN SINCE THE LAST MEETING:

Okapi Road Access Agreement. The POA Board conducted an executive meeting held on March 25<sup>th</sup> to discuss changes and additions to be made on the 1<sup>st</sup> draft of the agreement (written by Okapi) received March 22<sup>nd</sup>. The final agreement was drafted from the original by law firm Balcomb & Green on behalf of the STB POA BOD, the access agreement was signed and accepted by Okapi representatives on April 3<sup>rd</sup>. Document is available by contacting the Secretary.

#### IV. FINANCIAL REPORT

- Presented by Betty Sue Cornella (see attached) She has received all but 3 assessment payments to date and will be sending out past due notices.
- The annual meeting room deposit at the Abbey was waived as we were overcharged last year.
- Additional dumpster is coming May 1. Already budgeted for the extra charge.

#### V. OLD BUSINESS

- **Mailboxes.** Joyce O wrote a letter to Attorney General with complaints. Betty Sue received a call from the Mail carrier explaining that she is under contract to carry no more than a certain # of boxes even though there are ore than that to be delivered. Mailboxes are all ok out of order per address but would like to see us put the cluster in. She also mentioned that sometimes UPS & Fed Ex deliver mistakenly to the Cty Rd 21a boxes.

## VI. Committee Reports

### INFRASTRUCTURE: Brian report – below: STB Road Maintenance Protocol - Spring 2023

- 1) Trash enclosure
  - a. Approved: Ray Stoner quoted \$540.00 replacement of a single north-wall post that has broken at the base. Includes: new 6x6 treated post, concrete/mixing on site, removing remnants of old post with skid steer + auger, installation of post. POA is responsible for removing wall metal and framing around the area to be fixed, and re-install after post installed.
  - b. 5<sup>th</sup> Dumpster to be delivered May 1<sup>st</sup>, or as approved by the board.
- 2) Road Base - I have Bill Taylor getting us a quote to approve for:
  - a. 20 Belly Dump Loads
  - b. 30 Belly Dump Loads
    - My recommendation is 5 loads to Elk View, 5 loads between Wolfe's & Battgalini's with the remaining loads dispersed in trouble areas on primary roadways. Quote amounts to be discussed and approved by the Board.
    - Grader work and tree trimming in Elk View is needed to widen areas of the road as new residences are being built and more traffic will become apparent. Grader access is limited due to overhanging branches.
- 3) Ditch Work
  - a. Backhoe work/ditch maintenance is necessary in several areas of the ranch, primarily north-facing switchbacks that were graded at the expense of several property owners for winter concrete delivery... Recommended is 24 hours to be approved.
  - b. For the Spring newsletter, we need to request property owners help to cut tree saplings from the ditches and overhanging branches that impede equipment. These small trees clog the ditches as debris flows in moving water and the overhanging branches don't allow the grader to reach the edges of the road.
- 4) A POA culvert near Steve & Brenda Coon's eroded away a considerable amount of earth below the outflow. This exposed underground electrical and phone cables significantly, see photos attached.  
\*\* This work has been completed as of 4/3/2023.
- 5) Culverts
  - a. 1 Clogged by Britten's gate, can likely be flushed. But will likely need replaced in the future.
  - b. Elk View – near Blade's residence. Clogged, needs replaced.
  - c. Bill Taylor will quote water delivery to flush all culverts as needed.
- 6) Eulert's Lawn Ornament – It's my understanding that Robert Del Duca has had significant health issues over the winter, and refused to bring in a 30ft trailer during winter months as well. Either myself or Ralph will try to reach out soon to see if he's still interested in the unusable cistern.
- 7) Spring Construction Projects – It is my understanding that several projects will be in the works throughout the ranch this spring and summer. Blankenships, Watson Lot 56, Elk View: Reisenburgs, Blades, and possibly others I'm not aware of. Any information would be appreciated.

### COMMUNICATIONS:

**CHAT:** Reminder to drive slower on roads, Clean out ditches if needed of saplings and trim tree branches if needed hanging over roads. Spring & Summer maintenance to be completed above.

### LEGAL – no report

**VII. NEW BUSINESS:**

- **BYLAWS:** revision of Bylaws was discussed and sections 1 & 2 were reviewed with the member comments added. No significant changes need made to the current DRAFT.
- **Annual Meeting:** The Abbey is secured for the June 25<sup>th</sup> Annual Meeting.
- Gary L was contacted again by M Sobzeck about the water line at top of the ranch being fixed. Brian reminded him we have sent a letter out and that the POA has no responsibility in this.

**VIII. Member Comments: None**

Ann E -need the Feb minutes to post on the website.

**IX. ADJOURNMENT:** Meeting was continued in Closed session at 9:05 am

**X. CLOSED SESSION:** Held to discuss the easement and road access fees to be charged to the Brittons and Walker properties.

Respectfully submitted by  
Becky Renck, Secretary South T-Bar Ranch

**Agenda for  
April 8, 2023 8:00 AM**

Regular Meeting of the Board of  
South T-Bar Ranch Property Owners' Association, Inc.

- I. Call to Order
- II. Approval of Minutes from March 2023
- III. Ratification of Actions taken since last meeting (none expected)  
Okapi Road Access Agreement
- IV. Financial Report
- V. Old Business
  - a. Road use/Okapi
  - b. Cistern removal/replacement
  - c. Mailboxes
- VI. Committee Reports:
  - a. Infrastructure
  - b. Communications
  - c. Legal
- VII. New Business
  - a. Bylaws-time permitting
  - b. Annual Meeting
- VIII. POA Member comments [POA Member call in number (605) 468-8015, Access Code: 672521#]
- IX. Closed Session [Not anticipated at this time]
- X. Reconvene/Adjourn

\*\*\*Please review the bylaw docs that were recently sent out and have edit suggestions, if any.

**SOUTH T- BAR RANCH POA**

Balance Sheet  
March 31, 2023

**ASSETS:**

Operating Funds		
Legacy Bank /Checking - General Fund	\$ 5,244.18	
Legacy Bank / Money Market - General Fund	\$ 50,480.11	
Total Operating Funds		<u>\$ 55,724.29</u>
Reserve Funds		
Legacy Bank / Money Market - Reserve Fund	\$ 160,198.19	
Total Reserve Funds		<u>\$ 160,198.19</u>
		<u>\$ -</u>
<b>TOTAL ASSETS</b>		<u><u>\$ 215,922.48</u></u>

**LIABILITIES**

<b>TOTAL LIABILITIES</b>	<u>\$ -</u>
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**EQUITY**

POA General Fund 2023	\$ 55,724.29
POA Reserve Fund Balance	\$ 160,198.19
<b>TOTAL EQUITY</b>	<u>\$ 215,922.48</u>

<b>TOTAL NET WORTH &amp; EQUITY</b>	<u><u>\$ 215,922.48</u></u>
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## SOUTH T-BAR RANCH POA

### INCOME STATEMENT

March 31, 2023

	Year To Date March 2023	Annual Budget 2023	Variance
<b>Income</b>			
<i>Annual Expense Assessment</i>	55,546.80	56,088.00	(541.20)
<i>Annual Road Use Fee</i>	8,856.00	9,860.00	(1,004.00)
<i>Grazing Lease</i>	-	3,600.00	(3,600.00)
<i>Interest</i>	8.74	75.00	(66.26)
<i>Late fee</i>	12.38	50.00	(37.62)
<i>Ownership Change Assessment</i>	-	300.00	(300.00)
<i>Misc - Remotes, lien fee, etc</i>	-	200.00	(200.00)
<b>Total Income</b>	<u>64,423.92</u>	<u>70,173.00</u>	<u>(5,749.08)</u>
<b>Expenses</b>			
<i>Road Maintenance Contract</i>	5,080.00	40,000.00	34,920.00
<i>Insurance/General Liability &amp; Directors</i>	-	4,000.00	4,000.00
<i>Gate Electric/Maint</i>	140.63	450.00	309.37
<i>Trash Service</i>	2,700.00	13,500.00	10,800.00
<i>Post Office Box</i>	166.00	166.00	-
<i>Accounting Fees</i>	-	700.00	700.00
<i>Legal Fees</i>	350.00	4,000.00	3,650.00
<i>Corporate Taxes</i>	240.00	450.00	210.00
<i>Dues Collection Expenses</i>	23.00	75.00	52.00
<i>Annual Meeting Expense</i>	-	900.00	900.00
<i>Repairs &amp; Maintenance</i>	-	300.00	300.00
<i>Misc Expense</i>	-	655.00	655.00
<i>Reserves</i>	-	4,977.00	4,977.00
<b>Total operating Expenses</b>	<u>8,699.63</u>	<u>70,173.00</u>	<u>61,473.37</u>
<b>Income (Loss) from Operations</b>	<u>55,724.29</u>	<u>\$ -</u>	<u>55,724.29</u>

<b>South T Bar Ranch POA - Reserve Fund Statement 2023</b>	
	Year To Date March 2023
<b>2023 Reserve Income</b>	
<i>Excess Funds from 2022</i>	909.06
<i>Reserve 2023 Income</i>	-
<i>Interest Income</i>	196.84
<b>Total Reserve Income</b>	<u>1,105.90</u>
<b>2023 Reserve Expenditures</b>	
<i>Road Work/ Re-Gravel etc</i>	-
<i>Other</i>	-
<b>Total Reserve Expenses</b>	<u>-</u>
<b>2023 Income/(Loss) from Reserves</b>	<u>1,105.90</u>

**Reserve Funds**  
**as of March 31, 2023**

<b>Beginning Reserve Fund Balance 01/01/15</b>	193,706.61
Annual Reserve Contributions 2015	18,000.00
Interest Earnings 2015	198.23
Additional funds from 2015 budget excess	6,261.81
Less: Reserve Expenses 2015	<u>(28,266.26)</u>
<b>Reserve Balance 12/31/15</b>	<u>189,900.39</u>
Annual Reserve Contributions 2016	12,950.00
Interest Earnings 2016	200.03
Less: Reserve Expenses 2016	<u>(3,047.82)</u>
<b>Reserve Fund Balance 12/31/16</b>	<u>200,002.60</u>
Additional funds from 2016 Budget Excess	7,308.92
Annual Reserve Contributions 2017	12,450.00
Interest Earnings 2017	207.39
Less: Reserve Expenses 2017	<u>(18,469.06)</u>
<b>Reserve Fund Balance 12/31/17</b>	<u>201,499.85</u>
Additional funds from 2017 Budget Excess	1,642.40
Annual Reserve Contribution 2018	12,500.00
Interest Earnings 2018	239.36
Less: Reserve Expenses 2018	<u>(25,163.71)</u>
Less: Loss from 2018 Budget	<u>(4,790.34)</u>
<b>Reserve Fund Balance 12/31/18</b>	<u>185,927.56</u>
Interest Earnings 2019	541.67
Annual Reserve Contribution 2019	12,500.00
Less: Reserve Expenses 2019	<u>(20,417.58)</u>
Less: loss from 2019 Budget	<u>(9,895.54)</u>
<b>Reserve Fund Balance</b>	<u>168,656.11</u>
Interest Earnings 2020	330.27
Less: Reserves Expenses 2020	<u>(17,326.10)</u>
Annual Reserve Contribution 2020	8,000.00
Less: Loss from 2020 Budget	<u>(3,314.06)</u>
<b>Reserve Fund Balance</b>	<u>156,346.22</u>
Interest Earnings 2021	181.23
Less: Reserves Expenses 2021	<u>(2,824.04)</u>
Annual Reserve Contribution 2021	<u>6,700.00</u>
<b>Reserve Fund Balance</b>	<u>160,403.41</u>
Additional funds from 2021 budget excess	6,497.36
Interest Earnings 2022	232.42
Less: Reserves Expenses 2022	8,040.90
Annual Reserve Contribution 2022	-
<b>Reserve Fund Balance</b>	<u>159,092.29</u>
Additional funds from 2022 budget excess	909.06
Interest Earnings 2023	196.84
Less Reserves Expense 2023	-
Annual Reserve Contribution 2023	-
<b>Reserve Fund Balance</b>	<u>160,198.19</u>

