
SOUTH T-BAR RANCH PROPERTY OWNERS ASSOCIATION, INC.

Meeting Minutes for the June 29, 2019 Annual Meeting of the Members

For brevity, South T-Bar Ranch is denoted by "STB" and Property Owners Association is denoted by "POA" throughout the minutes.

REGISTRATION – 8:30 AM

POA members were directed to sign in and verify contact information.

I. CALL TO ORDER – 9:07 AM

The June 29, 2019, Annual Meeting of the Members of the South T-Bar Ranch POA was called to order by President, Margaret Scott, at 1377 Tallahassee Trail, Canon City, CO. Property Owners Fred & Suzanne Ryckert. The meeting was opened with the Pledge of Allegiance. Margaret Scott recognized the members of the Board. Those Board Members present included: Curtis Eulert, Becky Renck, Betty Sue Cornella, Paula Hoskins, Martha Parkey, Michael Omohundro. Absent: Lucy Thurston, Mike Wolfe, Brian Miller

36 parcels were represented for voting in person and 16 parcels were represented via proxy. A total of 44 people were in attendance. A quorum was declared present.

II. MINUTES FROM PREVIOUS MEETINGS

Comments were requested regarding the 2018 POA Annual Meeting minutes. L Thurston noted a change needed in the wording re: Mtn Lion Study. M Sobczak motioned to approve the minutes from the June 30, 2018 Annual Meeting as amended. 2nd by Curtis Eulert. The motion passed.

III. TREASURER'S REPORT – 9:15 AM

Treasurer Betty Sue Cornella reviewed the Final 2018 and 2019 year-to-date financial statements. (attached) There were no questions or comments.

IV. COMMITTEE REPORTS

Infrastructure Committee:

Curtis Eulert gave a report for the infrastructure committee:

New Culvert Policy for the POA members: See Attached A

Infrastructure Report – Given by Curtis Eulert

Roads

- This past winter was again a fairly mild winter, meaning we spent less in snow removal than normal. The Spring was very wet and caused road damage that needed fixed, including cleaning and repairing Culverts. The Board worked on a New Culvert Policy to help govern the installation and care of culverts in relationship to the POA roads.
- Reminder: There are still some roads that we don't normally plow in the winter, especially those that drift at the slightest breeze. If you want to go to your property, or if you have it for sale, we will still clear it on demand. If it is for sale, please let your Realtor know to check with us first before bringing a potential buyer out.
- We continue with our annual re-gravel work. Priority is given to a few well traveled places which may have been re-graveled in the past, but the gravel is once again thin enough for underlying rocks to show through and make grading and snow removal more difficult. 2019 examples are a couple of loads on S. Tallahassee Trail near Elk View Court and another load near the Hart's driveway.
- For those whose property is on less traveled roads, please note that on a general basis, we don't value you any less, but it doesn't necessarily make sense to put additional gravel on a road that doesn't get much traffic to begin with. Also, this year especially, while we try to at least grade the roads to reduce the amount of weeds that grow on the roads, there are times, like when we don't get moisture, that even grading the roads doesn't make sense on lightly traveled roads.
- One important note from our roads contractor: with the dry weather most of the full time South T-Bar residents have slowed down on the driving and it has made the roads stay better for a lot longer than I had anticipated. I'd like to extend the request to any non-residents: Please slow down, especially during the dry weather. We spend a lot of the POA's funds on keeping the roads in good shape, and everything you can do to help preserve the roads, and thus our funds, is appreciated.
- Renewed the road contract this year for a 3 year extension with our current road contractor Triple B Colorado LLC until May 31, 2022

Security

- New Owner gate code for 2019/2020 is **4328**. It takes effect tomorrow. You can use it now and the old code will be removed after 7/15/2019. The dumpster enclosure code will be the same.
- Please use your hang tags. If you need one, please see me at the break. I also have a few gate remotes for sale (\$15) if you need an extra one.
- The gate loop sensors have been troublesome causing the gate to not close. These have been replaced and seem to be having no further issues.

Trash

- Please remember to secure the dumpsters when you put trash in them including the clips on the end of the bar. It will normally at least slow down a bear getting into the dumpsters.

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- We are still making do with 4 dumpsters open all year. They are normally full by the time they are emptied every two weeks. Please do your part in putting metal, including tin and aluminum cans, and any other scrap metal in the metal recycling dumpster, and break down boxes before putting them in the dumpster so they take up less room. There's almost nothing more frustrating than to find the dumpsters full, but half of a dumpster is taken up by large boxes that have not been broken down. Even better, please consider recycling cardboard by taking it into Cañon City when you go. One location is behind the Royal Gorge History Museum (old municipal building). I think Howard Disposal has a couple of other locations around town as well as their main facility on Forge Road which is off of Oak Creek Grade.

Cisterns

- The cistern acquired by South T Bar POA is on the Eulert property where it is planned to be installed. While the cistern has some corrosion and holes, we think we have a plan to repair and install in a fashion that it will still be usable. However, we cannot do any work because we are under Stage 2 Fire Restrictions which includes a ban on any outdoor welding. Once those restrictions have been lifted, we will again work with the contractor to repair and install.

Curtis also mentioned that he is resigning from his position in the POA Board and was acknowledged that he will be greatly missed for his expertise and also dedicated service to the POA.

Communications Report – Given by Becky Renck

Website

- I hope everyone is registered on the South T-Bar website. You are able to self register by going to the site and filing out the form.

Facebook

- There is a South T-Bar Ranch Facebook page as a means of communicating more urgent news such as the implementation of a county fire ban. If you go to Facebook, you can search for South T-Bar Ranch, or go to www.facebook.com/southtbar. Like us and any urgent news will show up in your news feed. This is a supplement to our website and is not meant to replace it. All POA documents will be kept on the website, not on Facebook.

Reserve Account

Betty Sue Cornella and Margaret Scott talked a bit about the Reserve Account saying that the funds have been used for Culvert and Road maintenance this past year.

V. Guest Speaker: Dan Hendricks, Water Commissioner District 12

Dan gave a great talk on the water rights that are attached to properties in South T Bar, the abandonment process and impact to those owners. Describing the laws as they are governed in CO he noted that there are basically 20 years of zero records to monitor any water usage for any water on STBar lands. In CO usage should be recorded at least yearly to protect the usage rights of the water. Currently the rights are set to be termed abandoned at the end of 2019 if the appropriate paperwork has not been filed by the individual property owners. It may be appropriate for the POA Board to help in this process developing an augmentation plan if needed.

Please contact Dan at: dan.henrichs@state.co.us 719-269-2800 cell 719-784-2441 home office
P.O. Box 304, Florence CO 81226.

VI. MEMBER COMMENTS: 10:30am

- A Eulert asked about the Reserve account funds and if the Original Plan had been updated for life expectancy on the line items. She would ask that the POA Board address this and update or re-evaluate the life timelines in the upcoming year.
- Becky Renck on behalf of Roleen Lack brought up that the Board look at permanent locked cluster boxes to replace the mailboxes. This request is in response to the mailbox vandalism and stolen mail last Winter.
- Ari Stassart & several other members requested clarification on the restrictions and permissions for commercial businesses on the ranch. A discussion followed and the Board has promised to revisit the issue in a future board meeting.

VII. BOARD MEMBER ELECTION

Margaret Scott reviewed that the Bylaws that allow for up to 10 members on the Board.
Current board member status:

Margaret Scott - President - ending year 1 of 2 year term
Betty Sue Cornella - Treasurer - ending year 1 of 2 year term
Becky Renck - Secretary - ending year 1 of 2 year term
Martha Parkey - at large - ending year 1 of 2 year term
Brian Miller—at large—ending year 1 of 2 year term
Paula Hoskins - Vice President - ending year 2 of 2 year termOpen Position
Mike Wolfe—at large - ending year 2 of 2 year termOpen Position
Curtis Eulert - at large - ending year 2 of 2 year termOpen Position
Michael Omohundro - at large - ending year 2 of 2 year termOpen Position
Lucy Thurston - at large - ending year 2 of 2 year termOpen Position

5 members are up for re-election

Nominations were received for Michael Omohundro, Annette Mote, Rob Scott, Ralph Spencer, Doug Peterson, Mike Wolfe

Motion to close nominations and elect all nominated members. Election by a show of hands on the voting of the nominated members. Elected Members are:

Lynette Mote
Rob Scott
Ralph Spencer
Doug Peterson
Michael Omohundro

All board members new and old were asked to attend a board meeting following the annual meeting.

IX. ADJOURNMENT – 10:48 AM

A move to adjourn the POA Annual meeting was made by Curtis Eulert and 2nd by Mark Sobczak.

Motion was passed.

LUNCH Served by Pizza Truck. Pizza, salad, and drinks were well received.

Respectfully submitted by Secretary, to STB POA for approval.

Attachment A: POLICY AND PROCEDURES FOR REVIEW OF CULVERT INSTALLATIONS

Attachment B: Final 2018 And June 2019 Financials and Reserve Funds

Attachment A

Source File: pp14-Culverts.doc	SOUTH T-BAR RANCH PROPERTY OWNERS ASSOCIATION, INC.	Version 1 4/13/2019
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POLICY AND PROCEDURES FOR REVIEW OF CULVERT INSTALLATIONS

PURPOSE: To provide specifications for culvert installation to private property from South T Bar Ranch roads that will ensure efficient flow of water to protect the POA's ditches and road surfaces from water damage.

AUTHORITY: The Declaration of Protective Covenants

DISCUSSION: The POA has witnessed the need to create a policy to define generalized specifications for culvert installation. Given that South T Bar Ranch is a private community with privately contracted road maintenance, we are exempt from Fremont County requirements and inspection process. However, some of the specifications listed below are derived from those requirements.

1. Fremont County is not responsible for the construction or maintenance of any road, driveway and culvert on STB Ranch or inspection thereof before or after.
2. The Contractor responsible for STB road maintenance is not required to be responsible for the culvert(s) installation but must be contacted for a pre- and post-inspection of culvert(s) installation if construction services are provided by another entity or the property owner themselves.

The STB road contractor shall determine:

- A) whether a culvert is necessary and
- B) the minimum specifications (size, depth, etc) of any culvert needed.

3. Depending on the scope of work necessary to complete the culvert installation inspection, a small fee may be required for these services at the discretion of the STB Road Contractor in consultation with the POA Board,
4. Any damaged culvert(s) shall be required to be replaced or repaired in accordance with the requirements of the POA Guidelines listed below. If the property owner does not replace or repair any damaged culvert(s) within a time frame specified by the POA, the Road Maintenance Contractor reserves the right to contact the POA in order to request possible repercussions of the issue being unattended.
5. Existing culverts that are still functioning properly, even if they don't satisfy the specifications listed below, are still allowed and are not required to be replaced at the release of this policy. Each area of the ranch requires different needs for drainage mitigation and this policy is only in place to help as a proactive approach

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6. to road maintenance and as a service to the STB Road Contractor and all property owners of STB Ranch.

CULVERT SPECIFICATIONS:

1. A twelve inch (12") diameter culvert, unless a larger diameter is required by the POA Board and Road Contractor to accommodate the drainage flow.
2. The cover over the culvert shall be a minimum of one-half (1/2) the diameter of the culvert, unless waived by the STB Road Maintenance Contractor.
3. The minimum length of the culvert shall be no less than 3 feet greater than the width of the cover above the culvert.

SOUTH T- BAR RANCH POA

Balance Sheet
December 31, 2018

ASSETS:		
Operating Funds		
Legacy Bank /Checking	\$	20,667.17
Legacy Bank / Money Market - General Fund	\$	662.83
Total Operating Funds		<u>\$ 21,330.00</u>
Reserve Funds		
Legacy Bank / Money Market - Reserve Fund	\$	163,932.92
Legacy Bank / Money Market - Reserve Fund	\$	22,954.64
Total Reserve Funds		<u>\$ 186,887.56</u>
TOTAL ASSETS		<u><u>\$ 208,217.56</u></u>
LIABILITIES		
Accounts Payable	Altitude Community Law	\$ 960.00
Prepaid 2019 Assessments		\$ 21,330.00
		\$ -
		<u>\$ 22,290.00</u>
EQUITY		
POA General Fund 2018	\$	(4,790.34)
POA Reserve Fund Balance	\$	190,717.90
TOTAL EQUITY		<u>\$ 185,927.56</u>
TOTAL NET WORTH & EQUITY		<u><u>\$ 208,217.56</u></u>

SOUTH T-BAR RANCH POA

INCOME STATEMENT

as of December 31, 2018

	Year To Date December 2018	Annual Budget 2018	Variance
Income			
<i>Annual Expense Assessment</i>	44,240.00	45,030.00	(790.00)
<i>Annual Road Use Fee</i>	7,505.00	7,505.00	-
<i>Grazing Lease</i>	3,600.00	3,600.00	-
<i>Interest</i>	10.83	40.00	(29.17)
<i>Late fee</i>	5.00	175.00	(170.00)
<i>Ownership Change Assessment</i>	200.00	150.00	50.00
<i>Misc - Remote sales</i>	45.00	-	45.00
Total Income	<u>55,605.83</u>	<u>58,500.00</u>	<u>(894.17)</u>
Expenses			
<i>Road Maintenance Contract</i>	33,543.80	27,400.00	(6,143.80)
<i>Insurance</i>			
<i>General Liability</i>	2,295.00	2,150.00	(145.00)
<i>Officers Liability</i>	984.00	984.00	-
<i>Gate Electric/Maint</i>	413.21	500.00	86.79
<i>Trash Service</i>	7,092.00	7,500.00	408.00
<i>Newsletter & Communication</i>	0.00	100.00	100.00
<i>Post Office Box</i>	76.00	75.00	(1.00)
<i>Accounting Fees</i>	950.00	1,000.00	50.00
<i>Legal Fees</i>	1,020.00	500.00	(520.00)
<i>Corporate Taxes</i>	529.00	925.00	396.00
<i>Dues Collection Expenses</i>	0.00	100.00	100.00
<i>Annual Meeting Expense</i>	716.20	1,500.00	783.80
<i>Repairs & Maintenance</i>	0.00	766.00	766.00
<i>Misc Expense</i>	276.96	500.00	223.04
<i>Reserves</i>	12,500.00	12,500.00	-
Total operating Expenses	<u>60,396.17</u>	<u>58,500.00</u>	<u>(3,896.17)</u>
Income (Loss) from Operations	<u>-4,790.34</u>	<u>\$ -</u>	<u>(4,790.34)</u>

South T Bar Ranch POA - Reserve Fund Statement 2018	
	Year To Date December 2018
2018 Reserve Income	12,500.00
2018 Reserve Interest Income	239.36
Total Reserve Income	<u>12,739.36</u>
2018 Reserve Expenditures	
Road Work Re-Gravel	23,693.71
Fire Cistern Expense	1,470.00
Total Reserve Expenses	<u>25,163.71</u>
2018 Income/Loss from Reserves	<u>-12,424.35</u>

**South T Bar Ranch POA
Reserve Funds
as of December 31, 2018**

Beginning Reserve Fund Balance 01/01/15	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>
Reserve Balance 12/31/15	<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>
Reserve Fund Balance 12/31/16	<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>
Reserve Fund Balance 12/31/17	<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>
Reserve Fund Balance	<u>185,927.56</u>