

SOUTH T-BAR RANCH PROPERTY OWNERS ASSOCIATION, INC.

Meeting Minutes for the June 25, 2016 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

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

I. CALL TO ORDER – 9:00 AM

The June 25, 2016, Annual Meeting of the Members of the South T-Bar Ranch POA was called to order by Acting President Mike Wolfe at The Abbey Event Center in Canon City, CO. The meeting was opened with the Pledge of Allegiance. Mike Wolfe recognized the members of the Board. Those Board Members present included: Curtis Eulert, Anelladee Spencer, Betty Sue Cornella, Michael Omohundro, Martha Parkey, Lucy Thurston and Jack Davis.

Mike Wolfe thanked Western Uranium for hosting the meals at the meeting.

48 parcels were represented for voting either in person or by proxy and a quorum was declared present.

II. MINUTES FROM PREVIOUS MEETINGS

Comments were requested regarding the 2015 POA Annual Meeting minutes. Mike Wolfe motioned to approve the minutes from the June 27, 2015 Annual Meeting as presented. Mark Sobczak 2nd. The motion passed.

III. TREASURER'S REPORT

Treasurer Betty Sue Cornella reviewed the 2016 year-to-date financial statements. (attached)

IV. SUMMARY OF RANCH AND BOARD ACTIVITY:

- Mike Wolfe reported on a summary of activities by the Board over the past year including:
 - Fire Cisterns have not been installed yet. The project was put on hold due to TVFD requesting license agreements between property owners and TVFD. The POA has previously done easements with the property owners to install the fire cisterns, so the agreement has been changed. Also frozen ground last winter halted the project from continuing as well as the focus of the board turned to getting a new Road Contract in place. A POA member asked if the Fire Cisterns would allow any insurance benefits to the members. Curtis Eulert explained no, that the insurance companies use a 5 mile limit to a type 1 fire station as a gauge for insurance rates. The Fire Cisterns are for

- wildland fire use; to get the fire into control before it gets to the structures. It is best to check with your individual insurance companies to see what mitigation around your residence and structures they desire.
- o Road Maintenance contract was completed.

IV. COMMITTEE REPORTS

Infrastructure Committee:

Curtis Eulert gave a report for the infrastructure committee:

Roads

* We received a letter this past September that our road contractor, Dan Ainsworth, had decided to retire effective October 31, 2015, leaving us to scramble for a new contractor for the winter season. We prepared an RFP and solicited bids from 4 contractors, ultimately settling on Triple B Colorado (Buddy and Bill Taylor). A new contract was negotiated and signed in December. Currant Creek Partners provided interim services for snow removal until the new contract was in place.

* The culvert on Sawmill Road that was mentioned at the last Annual Meeting was repaired at the end of October by Ausley Dozer Service, one of the contractors we were considering for our Road Contractor.

* Our new road contractor has done a good job so far. Snow was removed in a timely manner. This spring was dry, and when a couple spots got fairly deep corrugations, we did approve using water to grade those spots out. Cost was \$450 including the water.

* The Board decided to forgo any gravel replacement for 2016 due to the amount we've spent the last 4 years to give us a chance to replenish the reserves.

* As a test, last fall Michael Omohundro assisted Curtis Eulert in straightening up T-posts between our house and the gate, and replacing some that were lost or beyond help, and then applied new reflective tape to those posts. The board seemed satisfied with the result, so now we need to work on doing that on the other 26+ miles of road on the ranch.

Security

* New Owner gate code for 2016/2017 is 6015. You can use it now and the old code will be removed after 7/1/2016. The dumpster enclosure code will be changed sometime on 7/1/2016.

Trash

* Our dumpster provider (Lone Wolf) has raised rates by 14% for 2016. That, coupled with the need to keep all four dumpsters open all year has raised the amount we spend on trash over the last year. Please understand that in trying to keep trash service cost under control, the dumpsters may be full after a holiday weekend or toward the end of the cycle just before the dumpsters are emptied every two weeks.

* Please take note of the items that cannot be put in the dumpsters. These are enumerated on signs inside and outside of the enclosure. Last year, someone left 2 old CRT type TV's inside the enclosure. Since Lone Wolf would not take them, it cost the POA \$106 to properly dispose of them.

* Recycling is encouraged, both for metal in the container in the enclosure, but other things, like cardboard. See the South T-Bar website for a list of things that can't be put in the dumpsters, alternate disposal locations, and recycling locations for various items.

Cisterns

* Mike Wolfe has been handling and gave a report separately.

Weed Abatement

* The State of Colorado will help share the cost and will be researched by Curtis. Property owners are responsible for control of noxious weeds on their property. Fremont County's website has pictures of noxious weeds.

Volunteers

* The infrastructure committee, especially, can use the services of members who are not board members to help with tasks around the Ranch. I would like to acknowledge the help of Ralph Spencer who is a back up volunteer for keeping the gate operating and also helps monitor the trash, and Rob Scott who installed a camera near the gate to monitor what kind of trash is being put in the dumpsters and, since we had a suspicion whether someone from outside the South T-Bar might be using the dumpsters.

* Please, if you have are or will be on the Ranch and have some time available, consider volunteering to help out. A couple of areas might be in installing reflectors as mentioned above, spraying weeds, repairing the dumpster enclosure, or any other tasks that you see might need to be done.

Member Comments on Infrastructure

1. Will skipping a year of re-gravel cause the cost to be double next year? Response was no, just skipping a year and pick up on the 3 year plan next year. New contractor will use gravel that is in ditches to re-gravel roads and then assess what needs to be done next year. Gravel has a 15 year usable life.

LEGAL COMMITTEE:

The Grazing Lease was extended.

BLM Easement: There has been no formal agreement made this year between the BLM and STB POA on the easements. All filings and applications have been made that were required of the POA.

Fire Evacuation policy is still in place.

Guest Speakers:

Jim Aragon – Colorado Department of Wildlife

Area Supervisor – out of Salida

Big Horn Sheep have been placed in the Table Mountain area and all have GPS collars except the new birth lambs. They were stocked in 2014 with 21 sheep – 15 ewes, 4 lambs and 2 rams. They have had a high survival rate. 8 new lambs have been born and survived. There are now 27 sheep in the area. Tracking one of the rams, with the radio collar, has shown he has travelled from Buena Vista to Texas Creek. There are 260 hunting licenses issued per year. There are two type of sheep in Colorado. Rocky Mountain Big Horn – 15,000 in the state and Desert Big Horn – 200 state wide.

Mountain Lion study from last year has shown that the area between Buena Vista and Canon City has a healthy population of around 80. The average weight is 140-160 lbs.

Mule Deer survivability study has been done north of the Arkansas River using collared does and fawns. Approximately 80 fawns are born per year. Each year approximately 100 does are collared at 1 time. This area is not suspect to winter mortality. 7% of mortality is due to mountain lion kills.

Moose – A male has been sited this year in the Highway 9 – Tallahassee area.

Mountain Goats – 2 have been seen this year in the Coaldale area.

Lynx – they travel throughout this area.

Contact for STB: Bob Carochi - bob.carochi@state.co.us and cell #719 276-8844

V. MEMBER COMMENTS:

Question was asked what if a member has a marijuana grow in their basement. Answer: if it is for personal use and follows the county rules, it is legal.

Question: has the board considered approving tiny houses. Answer: needs to follow covenants at this time.

Recommendation that board think about a hunting policy.

Discussion that the BLM sign at the gate should be reworded and larger.

Suggestion to consider researching software to govern the gate code making it valid for 24-48 hours. It could track who is coming on the ranch, since security and poaching is an ongoing issue. Other suggestions: set another camera at the gate, register license plate and track vehicle with other cameras on the ranch.

Question: what is the wi-fi status on the ranch? Answer: Satellite internet.

VI. BOARD MEMBER ELECTION

Mike Wolfe reviewed that the Bylaws allow for up to 10 members on the Board who serve two-year staggered terms.

No new nominations were received.

Jack Davis elected not to re-run.

Steve Coon moved to re-elect current board members and Mike Wolfe 2nd. Motion passed.

All board members new and old were asked to attend a board meeting after lunch.

VII. WESTERN URANIUM PRESENTATION

Russell Fryer and George Glasier gave a presentation on the current status of the Uranium Mining and a look forward. The acquisition of Black Range Minerals by Western Uranium was finalized in September 2015. Western Uranium moved the ablation technology equipment to Colorado. The only uranium mill is located in Utah. Uranium prices continue to go down and higher prices (\$60) are needed to make the mining economical. The permit for exploration by Western Uranium was rejected by the State of Colorado. The state is taking comments until July 22 from the public and will then consider whether to go forward with the 2nd attempt at a permit.

If the exploration permit is granted, a weather station will need to collect data on the ranch for 1 year before applying for the final mining permit. This ablation technology has never been used in mining before. It is environmentally safe and not ugly to the area being mined. Government agencies are interested in this technology to clean up existing toxic sites. Western Uranium is changing its stock listing in May to be 100% in the US. Property owners and roads will be addressed once the mining permits are approved. George confirmed that the Hanson deposit on the ranch is very important to Western Uranium and feels there will be a deficit in uranium inventory by 1Q of 2017, which should drive the price up.

XVI. ADJOURNMENT – 12:19 PM

A move to adjourn the POA Annual meeting was made by Mike Wolfe and 2nd by Anelladee Spencer. Motion passed.

LUNCH Served

Respectfully submitted by Secretary, to STB POA for approval.

Attachment 1: June 2016 Financials and Reserve Funds



SOUTH T- BAR RANCH POA

Balance Sheet
June 25, 2016

ASSETS:

Operating Funds

Legacy Bank /Checking	\$	2,971.57	
Legacy Bank / Money Market - General Fund	\$	25,025.29	
Total Operating Funds			<u>\$ 27,996.86</u>

Reserve Funds

Legacy Bank / Money Market - Reserve Fund	\$	156,189.94	
Legacy Bank / Money Market - Reserve Fund	\$	46,758.90	
Total Reserve Funds			<u>\$ 202,948.84</u>

TOTAL ASSETS

\$ 230,945.70

LIABILITIES

Accounts Payable	\$	-	
Prepaid Assessment	\$	195.50	
TOTAL LIABILITIES			<u>\$ 195.50</u>

EQUITY

POA General Fund 2016	\$	27,801.36	
POA Reserve Fund Balance	\$	202,948.84	
TOTAL EQUITY			<u>\$ 230,750.20</u>

TOTAL NET WORTH & EQUITY

\$ 230,945.70

SOUTH T-BAR RANCH POA
INCOME STATEMENT

as of June 25, 2016

	Year To Date June 2016	Annual Budget 2016	Variance
Income			
<i>Annual Expense Assessment</i>	45,030.00	45,030.00	-
<i>Annual Road Use Fee</i>	7,505.00	7,505.00	-
<i>Grazing Lease</i>	1,800.00	3,600.00	(1,800.00)
<i>Interest</i>	48.92	125.00	(76.08)
<i>Late fee</i>	153.00	175.00	(22.00)
<i>Ownership Change Assessment</i>	50.00	150.00	(100.00)
Total Income	<u>54,586.92</u>	<u>56,585.00</u>	<u>(1,998.08)</u>
Expenses			
<i>Road Maintenance Contract</i>	8,415.00	27,280.00	18,865.00
<i>Insurance</i>			
<i>General Liability</i>	0.00	2,000.00	2,000.00
<i>Officers Liability</i>	0.00	984.00	984.00
<i>Gate Electric/Maint</i>	200.12	660.00	459.88
<i>Trash Service</i>	3,330.00	7,500.00	4,170.00
<i>Newsletter & Communication</i>	7.05	100.00	92.95
<i>Post Office Box</i>	0.00	65.00	65.00
<i>Accounting Fees</i>	930.00	1,000.00	70.00
<i>Legal Fees</i>	0.00	500.00	500.00
<i>Corporate Taxes</i>	686.00	925.00	239.00
<i>Dues Collection Expenses</i>	0.00	150.00	150.00
<i>Annual Meeting Expense</i>	0.00	1,500.00	1,500.00
<i>Repairs & Maintenance</i>	0.00	400.00	400.00
<i>Misc Expense</i>	267.39	571.00	303.61
<i>Reserves</i>	12,950.00	12,950.00	-
Total operating Expenses	<u>26,785.56</u>	<u>56,585.00</u>	<u>29,799.44</u>
<i>Income (Loss) from Operations</i>	<u>27,801.36</u>	<u>\$ -</u>	<u>27,801.36</u>

South T Bar Ranch POA - Reserve Fund Statement 2016	
	Year To Date June 2016
<i>2016 Reserve Income</i>	12,950.00
<i>2016 Reserve Interest Income</i>	98.45
<i>Total Reserve Income</i>	<u>13,048.45</u>
<i>2016 Reserve Expenditures</i>	-
<i>Total Reserve Expenses</i>	<u>-</u>
2016 Income/Loss from Reserves	<u>13,048.45</u>

**South T Bar Ranch POA
Reserve Funds
as of June 25, 2016**

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
Reserve Expenses 2015	<u>28,266.26</u>
Reserve Balance 12/31/15	<u><u>189,900.39</u></u>
Annual Reserve Contributions 2016	12,950.00
Interest Earnings 2016	<u>98.45</u>
Reserve Expenses 2016	0.00
Ending Reserve Fund Balance	<u><u>202,948.84</u></u>

