

SOUTH T-BAR RANCH PROPERTY OWNERS ASSOCIATION, INC.

Meeting Minutes for the June 29, 2013 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 voting cards stating voting shares for each STB parcel represented were issued to present members.

I. CALL TO ORDER – 9:05 AM

The June 29, 2013, Annual Meeting of the Members of the South T-Bar Ranch POA was called to order by President Joe Price at Merlino's Restaurant in Canon City, CO. The meeting was opened with the Pledge of Allegiance. Joe Price recognized and introduced the members of the Board. Those Board Members present included: Curtis Eulert, Steve Moreau, Becky Renck, Anelladee Spencer, Betty Sue Cornella, Joe Price. Tim Anderson and Mike Wolfe were not present.

Secretary Becky Renck reported that 62 parcels were represented for voting either in person or by proxy and a quorum was declared present.

The Owner meeting rules of Conduct were not reviewed but noted. The Quorum requirements were reviewed.

II. MINUTES FROM PREVIOUS MEETINGS

Secretary Becky Renck read the 2012 POA Annual Meeting minutes. Comments were requested. No revisions were made. Steve Coon moved to approve the minutes from the June 30, 2012 Annual Meeting as presented. Kitsi Atkinson seconded. The motion passed.

Secretary Becky Renck read aloud the 2013 Budget Meeting minutes from the December 15, 2012 budget meeting. Steve Coon moved to approve the minutes of the 2013 Budget Meeting as presented, Michael Omohundro seconded. The motion passed.

III. TREASURER'S REPORT

Treasurer Betty Sue Cornella reviewed the end of year 2012 financial statements and the 2013 year-to-date financial statements. A note was made that going forward a Reserve Account document will be added to the official POA financial statements.

IV. Summary of Ranch & Board Activities:

➤ Acknowledgements made for service to the POA during the past year included Susan Revack for Newsletter production, Tony Revack for help with the evacuation route, Curtis Eulert as South T-Bar Ranch Property Owners Association, Annual Meeting of the Members – June 29, 2013

Webmaster, Ralph Spencer for handyman repairs, and the whole of the Tallahassee Volunteer Fire Department. A warm thank you also went out to all members for their comments and support to the POA Board during the year and the fellow directors and their hard work throughout the year.

- Introductions and acknowledgements of new POA owners was made including the Omohundros and the Harts.
- Joe Price reported on a summary of activities by the Board over the past year including:
 - Re-signing of a new Grazing Lease between Buddy Taylor and STB POA.
 - Issued an RFP for a road contractor and awarded that contract to Dan Ainsworth of Tallahassee Trucking.
 - Reserve study was developed.
 - 3-4 miles of road were resurfaced.
 - Work has begun on a rewording of the Dues Policy as it stands in the Policy & Procedures. The current policy was explained and then the refinements that are being considered to have more clarity in the policy verbiage. This draft will be published on the member website for comments when completed.
 - In response to POA member requests, the Board will be posting additional supporting documents with the Board meeting minutes when applicable. These may include documentation of road contracts and reserve fund amounts paid for example.

IV. COMMITTEE REPORTS

Infrastructure Committee:

Curtis Eulert gave a report for the infrastructure committee:

- Two sections of "Miracle Mile" (approx. 1,000') were raised with fill dirt to try to reduce snow loading and therefore, plowing in winter. Although we didn't have a lot of snow this past winter, the snows we had indicated that it worked as hoped.
- Re-graveled 3.4 miles of ranch roads (South T Bar Trail, 1.8 miles including MM; South Tallahassee Trail in 3 sections; Walker Way, .65 miles.)
- With Legal Committee, prepared and sent out an RFP for a new road contract. Based on proposals, negotiated a new contract with Tallahassee Trucking.
- New gate and trash codes effective 7/1/2013. STB owner's code is 9197. Reminder: Government and semi-government agencies (sheriff, fire, BLM, DOW, Tax assessor) have their own code as well as the individual propane companies that service the Ranch. Do not use the owner's code for these people. DO use the owner's code for one-off deliveries and repair personnel.
- Also a reminder about the "roads" or trails on the power line easement. These trails are part of the power line easement for power line workers only on the individual owner's property and should be treated as private property. So driving a vehicle of any sort – car, truck, ATV, on the easement would be the same as driving across an individual property.
- We've still had instances of the padlock on the dumpster enclosure being left unlatched and/or not scrambled. Since it currently is the same as the gate code, we may have to consider other solutions, such as a different trash code that gets changed quarterly, if this continues to happen.
- Trash & Cluster mailboxes: Anelladee Spencer reminded all that we are in Bear Country to be conscientious about keeping the lids closed on the dumpsters. Only dump household trash.
- The Cluster mailbox issue has not been visited this year.
- Evacuation route has been updated and a map placed on the website. The yellow and green tags on the orange stakes are being used to mark the route in case of a fire evacuation. There are a group of designated people within the Ranch to open any locked gates along the route in case of emergency.

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Legal Committee

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.

Grazing Lease:

The three year Grazing Lease was renewed and filed with a new expired of February 7, 2016. A copy has been posted on the member website.

Communications Committee:

Becky Renck reported that:

- The Newsletter is in need of a person to help collect articles for our quarterly newsletter.
- The Board would like to request that any properties up for sale be forwarded to the Secretary. This helps not only to possibly assist the seller in the process of selling the parcel but also gives the Board a heads-up for future action that may need to be taken due to a sale. Releases from the POA need to be presented at closings and this gives the Board some time to prepare for that.
- As an FYI, in the latest Fire wildfire incident, we as a Board were working directly with the Incident Team to make sure all owners would be updated quickly with the latest news.

Reserve Account:

Joe Price explained the current process of replenishing and defining the Capital Reserve Account stating that all Colorado non-profits are required to hold a Reserve Fund but it is also a good practice non-the-less. A list of capital expenditures is being created with a reasonable life expectancy and replacement cost attached.

V. POA MEMBER COMMENTS

Fire: Thank you for keeping the membership notified of the wildfire incident as many are out of state and would not normally hear of it.

Reserves: Good job creating the Capital Reserve account and thank you for putting the POA in Financial order including looking forward.

Hunting: Hunters are shooting from the road – likely poaching. The Sheriff and Game Warden have been notified. Maybe we should post signs on the gate stating “No Hunting without Permission” and “Private Property – No Trespassing”.

Board Meetings: Board meetings are open to any property owner wishing to attend and are informative.

Roads: a concern was made for the cost vs quality of the road maintenance and for assurance that the quality of service is worth the costs associated. The Board is watchful and has driven the roads many times and is diligent on the quality of service we are receiving from the contractor.

VI. BOARD MEMBER ELECTION

Joe Price reviewed that the Bylaws allow for up to 10 members on the Board who serve two-year staggered terms. The following board members are beginning the second year of their two-year term:

- Betty Sue Cornella

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- Anelladee Spencer
- Becky Renck
- Steve Moreau
- Mike Wolfe
- Curtis Eulert

Board members willing to run for an additional term included:

- Joe Price

The following nominations were received from the floor:

- Michael Omohundro
- Will Hoskins

Ann Eulert moved to close the nominations with the 2 names presented and Anelladee Spencer 2nd.

VII. ELECTION RESULTS

Steve Coon made the motion to approve both nominated POA members as an acclamation as 8 out of 10 board positions are being filled. Kitsi Atkinson 2nd and the motion passed. Also Steve Coon made the motion due to Will Hoskins being an absentee nomination that he be appointed to the open seat. Gordon Carpenter 2nd and all agreed. Later in the meeting it was confirmed that Will Hoskins accepted the nomination and the appointment.

All board members were asked to attend a board meeting during lunch.

VIII. TVFD Presentation

George Richert from the TVFD spoke to the membership on the activities of the TVFD and the new equipment and building needs. In May Fire Department personnel are willing to come help you determine any fire mitigation needs. It was a very informative presentation. The Fremont County Firewise Trailer also was present in the Parking Lot with volunteers handing out enormous information on Fire mitigation and firewise material.

XVI. ADJOURNMENT – 11:40 PM

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

LUNCH Served

IX. SPECIAL PRESENTATION

Black Range Minerals did a power point presentation of the current status of the exploration and timeframe looking forward on the uranium mining issue. A copy of the presentation will be placed on the website.

Respectfully submitted by Secretary, to STB POA for approval.