

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

## Meeting Minutes for the June 26, 2010 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 one set of ballots were issued for each STB parcel represented.

### **JUNE 26, 2010 ANNUAL MEETING**

#### **I. CALL TO ORDER – 9:15 AM**

The June 26, 2010, Annual Meeting of the Members of the South T-Bar Ranch POA was called to order by President Kim Wolfe at the Cañon City Sunflower Bank, E. Highway 50, in Cañon City, CO. The meeting was opened with the Pledge of Allegiance to the American flag. Kim Wolfe recognized the members of the Board and the managers of STB Minerals, LLC. Those in attendance introduced themselves.

Secretary Lucy Thurston reported that 62 parcels were represented for voting either in person or by proxy (list attached). Kim Wolfe declared that a quorum was present.

Kim Wolfe reviewed the Owner Meeting Conduct policy and indicated that the time limit for speaking during POA Member Comments would be two minutes.

President Wolfe briefed the membership on the past year's work and the LEC/CIOA Ballot currently in progress and to please vote.

Introductions of all in attendance took place.

#### **II. MINUTES FROM PREVIOUS MEETINGS**

Jim Greenwood moved to approve the minutes from the June 27, 2009 Annual Meeting as presented. Ralph Spencer seconded. The motion passed.

Jim Greenwood moved to approve the minutes of the January 10, 2010 Budget Meeting as presented. Mike Wolfe seconded. The motion passed.

### **III. TREASURER'S REPORT**

Treasurer Betty Sue Cornella reviewed the end of year 2009 financial statements, the 2010 year-to-date financial statements, and a mid-year projection of 2010 income and expenses. Discussion followed.

Jim Greenwood moved to approve the Treasurer's Report. Kitsi Atkinson seconded. All were in favor, and the motion passed.

### **IV. LOCAL VOLUNTEER AGENCIES – 9:55 am**

Kim Wolfe recognized attendees who volunteer with Tallahassee Rural Fire Protection Association and with Northwest Fremont EMS. Both organizations gladly accept donations. Northwest Fremont EMS is also in need of additional volunteers.

### **V. COMMITTEE REPORTS – 9:58 AM**

**Acknowledgements:** Kim Wolfe recognized the following volunteers:

- **Annual Meeting Volunteers** – Steve and Brenda Coons, Anelladee Spencer and Butch Thurston.
- **Newsletter Editor** - Susan Revack
- **Outgoing Board Members** – Anelladee Spencer, Rene Suarez, and Betty Sue Cornella.

**Road Committee:** Dean Cornella reported that the current Road Maintenance contract was re-negotiated in the middle of the term. Two areas of road needed fill this past year. Discussion followed. Concern about the deterioration of the road past Miracle Mine was raised.

**Security Committee:** Curtis Eulert reminded everyone that the new gate code is effective now and will be valid for one year. The old gate code will be removed on July 1. Also on July 1, the combination on the dumpster enclosure will be changed to be the same as the gate code. Other entities who need access to the ranch such as the fire department or the sheriff's office each have their own code. If you are building a house, you can request a temporary code that will be valid for the duration of the project.

**BLM Easement Committee:** Anelladee Spencer reported that attempts to meet with the BLM were not moving very quickly. This will be a priority for the next year's board agenda.

**Trash/Mail Committee:** Anelladee Spencer reported that sign-up sheets if interested in the mail box cluster were available at the sign in desk. The Canon City Post Office is still not interested in extending the mail route to the gate, which is the preferred location for a cluster mail box set up. This will be another agenda item for the coming year's Board members.

A thank you for the great effort by parcel owners by keeping a handle on our trash management.

**Mineral Rights/Mining Issue:**

**POA Issues with LLC.**

\$500,000 would be coming to the LLC as part of the Letter of Intent. Portions will come to the POA which will be used to pay down the bank note. The bank has requested that the Promissory Note be attached to the Mineral Rights, LLC.

The Board would like the POA members to consider extending the terms for the personal loans to an additional year.

POA members Jim Greenwood and Virginia Groome suggested that the Dufford and Brown loan be paid off. This would relieve the POA of a high 12% loan interest.

The LLC notified the Board that Julie Hawley and Ron Walker have completed their terms. Ron Walker wished to serve another term while Bill Wendt applied for and was presented as the candidate for Julie Hawley's seat. The Board approved the new Directors who would join Tom Pool, Kim Wolfe and Betty Sue Cornella on the Mineral Rights LLC.

**Legal Committee**

The new two year Grazing Lease was renewed on February 10, 2010.

A tentative agreement is to be signed regarding the Coons Lawsuit.

There is a pending lawsuit by Rick Avena against the POA in small claims court.

President Kim Wolfe recessed the meeting for a 15-minute break.

**VII. NEW BUSINESS – 10:25 AM**

Concern was raised with regard to renters on a non-POA parcel.

**Break – 10:30 AM**

**VIII. POA MEMBER COMMENTS – 10:50 AM**

Pat Blankenship (Parcel 59) commented on roads.

Jim Greenwood recommended the revenue from the mineral rights be used to pay off the Dufford and Brown note before distributing to POA members.

Commenting on the LEC vote: Gary Hawley, Rick Averna, Kim Wolfe, Steve Coon

Terry Hartman commented that the roads still needed improvement.

Curtis Eulert re settlement dollars and Sapps treated fairly

Linda Andrews saying it would cost more to belong to CIOAA

#### **VIII. BOARD MEMBER ELECTION – 11:27 AM**

Kim Wolfe 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:

- Kim Wolfe
- Joe Price
- Lucy Thurston
- Dean Cornella

The following nominations were received from the floor:

- Kitsi Atkinson
- Julie Hawley
- Ted Groome (declined to run)
- Patty Rico (declined to run)
- Jack Davis (declined to run)

Gary Hawley moved to close the nominations. Rick Averna seconded. Passed by acclamation. The meeting was recessed for voting and ballot counting.

#### **XIV. ELECTION RESULTS –**

The meeting was reconvened and it was announced that the following members had been elected to the board:

- Betty Sue Cornella
- Anelladee Spencer
- Rebecca Renck
- Julie Hawley
- Kitsi Atkinson

**XV. ADJOURNMENT –**

Sergio Gutierrez moved to adjourn the meeting. Tim Anderson seconded. None were opposed and the meeting was adjourned.

Respectfully submitted by Secretary, STBAR POA for approval, June 25, 2011

DRAFT