

**South T-Bar Ranch  
Property Owners Association Annual Meeting  
June 30, 2007**

For the purpose of brevity, South T-Bar is denoted by “STB” and Property Owners Association is denoted by “POA” throughout the minutes.

POA members were directed to sign in and instructed to delegate one person per parcel to have the voting rights. Owners were handed a packet, which included the meeting agenda, drafts of June 24, 2006 Annual Meeting minutes and December 9, 2006 Special Meeting minutes, POA financial statements for 2006 and 2007, 2006-2007 Bylaws Changes, Summary of Board Responsibilities, board nominee’s resumes (Betsy Beck, Curtis Eulert, Jim Greenwood, Terry Hartman, and Kathy McGill). STB property owners eligible to vote received one board member ballot for each parcel owned or proxy held.

**Informal Meeting**

Between 9:00 – 10:00am, the Board was available for property owners to approach with items of concern. No issues were discussed. Curtis Eulert presented a demonstration of the STB web site.

**Call to Order**

Ann Eulert, President of the POA, called the meeting to order at 10:00 am and welcomed everyone.

In attendance were the following Board members: Ann Eulert, Betty Sue Cornella, Gary Lack, Jan Cressman, Gary Hawley, Mark Trotta, Jack Davis and Lucy Thurston.

Property owners also in attendance (see attached list), new and old, introduced themselves by name and parcel number.

Guests were introduced: Pat Moore, realtor, Jerry Butts, realtor, and Dan Ainsworth, road maintenance contractor.

The President was given a count of voting members in attendance, which increased to the following count as members arrived:

Parcels:           56                           Proxies:           14

A quorum was declared present and business could be conducted on this date. The President reviewed the Bylaws definition of a quorum and reminded members that only members in good standing could vote. Ann requested that all motions be presented in writing.

### **Secretary's Report**

Motion by Jim Greenwood to dispense with reading of the June 24<sup>th</sup> and December 9<sup>th</sup>, 2006 minutes was made. Steve Coon seconded. All present voted in favor.

There being no changes to the minutes:

Motion by Jim Greenwood to approve the June 24, 2006 minutes was made. Gary Hawley seconded. All present voted in favor.

Motion by Curtis Eulert to approve the December 9, 2006 minutes was made. Christine Stark seconded. All were in favor.

### **Treasurer's Report**

Betty Sue Cornella, Treasurer, reviewed the POA financial statements for 2006, and 2007 through June 28, 2007. Also presented was a revised Operating Budget for 2007. No questions were asked about these reports.

Motion by Mark Sobczak was made to approve the reports. Dennis Perelman seconded. The motion carried with all in favor.

### **Presentations by Local Volunteer Services**

**Tallahassee Rural Fire Protection Association** represented by Gary Lack. Since our last annual meeting, six members of the ranch have become volunteer fire fighters. The 24-hour 7-day dispatch number for fires is 719-275-3058.

**Guest speaker**, Bob Carochi, Game Warden for this district of the Colorado Division of Wildlife, gave a brief update of sponsored programs; such as a Migration/Survival Study of Deer in our area; that \$.25 of the \$5 Habitat Stamp goes towards Search and Rescue efforts; hunting vouchers, which the Department gives to property owners for each 160 acres they own, will be regulated differently this year to eliminate abuse; and purchasing a \$10 Habitat Stamp allows hunting on BLM land. Bob also stated that both regular and hummingbird bird feeders attract bears and are not recommended between May and September. Bob also gave his phone numbers: for emergencies call the Colorado State Patrol 719-544-2424; and his cell phone number which is available 24 hours (use with discretion during the night time hours) 719-276-8844.

Ann Eulert gave an update on the **Northwest Fremont Emergency Medical Services**. Volunteers are needed to be ambulance drivers and EMTs to do patient care.

## **COMMITTEE REPORTS**

### **Road Maintenance – Mark Trotta, Gary Hawley**

The budget for yearly road maintenance is \$38,000. This allows for 30 hours of maintenance each month, however starting in May hours were reduced to 20 hours of maintenance a month. This past year, \$20,000 of the STB maintenance budget was used for the January storms that affected most of the state of Colorado.

### **BLM Easement – A Eulert**

Efforts to complete the easements for use of the roads in STB by both ranch owners and the BLM have been delayed because (1) BLM was unable to locate the originals of the Powers of Attorney, (2) one property owner has declined to consent to the easement, and (3) the POA's attorney has some concerns about the wording on the draft easement document. Also with the uranium mine issue now on the table, the committee has stepped back on completing this easement for the foreseeable future.

### **Trash/Mail Committee – B. Cornella**

A parcel box is in place at the mail station and has been used by USPS as well as UPS, FedEx, and other carriers to keep large boxes protected from the elements. The trash expense for the year had climbed steeply to \$9,000 to maintain our previous level of service. By reducing the number of dumpsters, the yearly cost has been reduced to \$6,000. Illegal dumping of mattresses, recliners etc. has caused our fenced in dumpster site now to have a lock which requires a code. For the combination, see the last four digits of the phone number on the Top Rail sign.

### **Security Committee – C. Eulert**

Because the emergency gate code has been used for non-emergency purposes, a discussion was held as to whether the committee should make the effort to change that code. By a majority show of hands, there will be no change to the emergency code at this time.

### **Web Site Committee – J. Davis, C. Eulert**

The new STB web site has been set up. Many owners (89 representing 84 parcels) have signed up to take advantage of the benefits the site offers: documents; minutes, ranch and area resources, forums, and up-to-date uranium communication. There were over 3,500 page hits in May and more than 2,600 hits in June. Twenty-four RSVPs and five director nominees for the annual meeting were submitted from the web site.

### **Covenant Committee – G. Hawley**

Please provide your housing and set back plans to this committee before building. No one to date has had to change their plans, since the rules are included in the building requirements of the Covenants, and POA members have adhered to those requirements. However it is still a requirement of the Covenants to present your building plans for approval.

### **Grazing Lease – G. Lack**

The Grazing Lease with the Taylors has been renewed for the next term of 3 years (2007-2009) expiring February of 2010. A few of the exhibits (signed agreements with adjacent property owners outside of STB) are still outstanding.

**Legal Committee – A. Eulert, G. Lack**

The new requirements, by the state, for homeowners associations have been completed. This includes the adoption of several legally required policies and procedures (which may be seen and printed from the web site), owner education (by means of an article in the March 2007 newsletter), a budget approval meeting which was held in December, and a series of Required Disclosures, which were posted on the web site.

The committee also made changes to the bylaws. Most changes were grammatical and formatting. The change in requirement to be a Board member and the meeting conduct policy were the topic of much discussion.

Motion for the Board to reconsider the policy for conducting owner meetings was made by Jim Greenwood. Seconded by G. Lack

The motion passed by a clear majority, however dissenting votes from Jan Cressman and Christine Atkinson were noted.

Motion by Christine Atkinson to have the POA establish a Bylaws Review Committee to determine and recommend a bylaws revision procedure was made. Seconded by Brenda Coon.

Jim Greenwood amended the motion to add “acceptable to the POA.”

Amended to add “recommendations are to be made within 60 days”. Seconded by B. Coon.

Call for the question: “To have the POA establish a Bylaws Review Committee that will, within 60 days, determine and recommend a bylaw revision procedure that is acceptable to the POA.”

For the motion: 42

Against the motion: 20

The motion passed.

Motion by Terry Hartman to make a change to the bylaws to state that in order to be a POA Board member “you must be a STB Ranch land owner only”. Seconded by Virginia Groome. C. Atkinson amended that the “STB Board be a separate group from any future mineral rights board”.

For the motion: 17

Against motion 41

The motion failed.

Motion by Steven Coon that “any person running for the board state on the ballot what property they own or their affiliation” with the ranch. Pam Perez seconded.

J. Greenwood called for the question with M. Trotta’s second.

For the Motion: 38

Against the motion: 13

The motion passed.

Motion by Mark Osgood to “eliminate Elk View, Hall Gulch and Fremont 600 from voting members on the Board”. Rick Avera seconded.

J. Greenwood called for the question. B. Cornella seconded.

Motion to “limit voting board members to STB residents and permanent residents only”.

For the motion: 1

Against the motion Remaining voters

The motion failed.

At 12:50 pm the president requested a break for lunch with the meeting to reconvene at 2:00 pm.

S Coon moved that voting LLC board members only consist of STB Parcel owners for filings 1 – 6. S. Perez seconded.

For the motion: 21

Against the motion: 26

The motion failed.

Motion by Steve Coon to “end the bylaws discussion”. Seconded by M. Sobczak.

For the motion: Majority of voters

Against the motion:

Motion passed.

A Bylaw Committee was formed with the following volunteers: Pam Perez, Tim Anderson, Terry Hartman, Kitsi Atkinson, Betty Sue Cornella.

A. Eulert made acknowledgements for the following services for the POA: the newsletter publishing by Jan Cressman, Annual Meeting Committee by Pat Trotta and many others, spraying of noxious weeds Butch Thurston, and the outgoing board members Jan Cressman and Lucy Thurston. Gary Lack also acknowledged Ann’s service as President of the Board

## **Mineral Rights/Mining Issue – A. Eulert**

The first NOITLs were received April 23, 2007. The board immediately began researching what this meant for the ranch. Documents were collected, reviewed, analyzed and posted on the web site. Several maps were created. This ground work (especially the maps) saved us lots of money in attorney fees. Several attorneys were interviewed and one was retained. Our Articles of Incorporation have been revised, a staking agreement has been negotiated, and the board has begun compiling a list of requirements for confirmation drilling. Our attorney has found a way to avoid double taxation and the board has begun researching ways to pay for all this. Many thanks to those who have contributed.

## **ELECTIONS:**

Nominations that have already been received: Curtis Eulert, Joe Price, Terry Hartman, Betsy Beck, Jim Greenwood, Sam Knopp, and Katherine McGill.

The following people were nominated from the floor:

Steve Perez  
Dean Cornella  
Brenda Coon  
Ann Eulert

Motion by Gail Greenwood to close the nominations. Roger Renck seconded. Motion unanimously passed.

The nominees were added to those names already on the ballot. Candidates introduced themselves and stated name, parcel owned or affiliation to the ranch, qualifications, and why they wanted to serve on the Board.

The voting commenced. Volunteers to count the votes were Jeff Heins, Jeri Davis and Wanda Osgood

G. Lack announced that 2 out of the 11 nominees received the majority of votes. They were Jim Greenwood and Sam Knopp.

The options to fill the remaining board vacancies were: leave the board at 7 members, allow the board to elect the remaining 3 members, have a run off vote with 5 remaining top vote getters, or select the next 3 high vote count nominees.

Motion by J. Greenwood to have a run off of the next 5 highest vote recipients. S. Coon seconded.

Voting followed:

For the motion: 9  
Against the motion Majority

Motion failed.

Motion by M. Sobczak to select the next 3 highest nominees who would be elected to the board unanimously. S. Coon seconded.

Voting followed:

For the motion: Unanimous  
Against the motion:

The motion passed.

The remaining three board slots would be filled by Ann Eulert, Joe Price and Dean Cornella.

Motion made by M. Sobczak to adjourn the 2007 Annual Board Meeting. S. Coon seconded. The motion passed with all in favor.

### **South T-Bar Ranch POA Board of Directors**

\_\_\_\_\_  
Ann Eulert, President

\_\_\_\_\_  
Gary Lack, Vice President

\_\_\_\_\_  
Betty Sue Cornella, Treasurer

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Lucy Thurston, Secretary

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Jan Cressman

\_\_\_\_\_  
Mark Trotta

\_\_\_\_\_  
Gary Hawley

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Jack Davis