

# **SOUTH T-BAR RANCH PROPERTY OWNERS ASSOCIATION, INC.**

## **Meeting Minutes for the June 25, 2022 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.

The 2022 Annual Meeting for the South T-Bar Ranch POA was held on Saturday, June 25, 2022 at 9:00 a.m. MDT at The Abbey in Canon City CO. The meeting was held in person and provided a ZOOM call in option.

### **I. BREAKFAST & REGISTRATION – 8:30 to 9:00 am**

Zoom callers were accounted for and all in person signed in with name tags.

### **II. CALL TO ORDER – 9:06 AM**

The June 25, 2022 Annual Meeting of the Members of the South T-Bar Ranch POA was called to order by President, Lynnette Mote, The meeting was opened by all attendees reciting the Pledge of Allegiance.

Members attending included:

32 lots represented in room, 18 by proxy, 12 by zoom for a total of 62. Non-voting =7 Quorum established with 55 votes represented.

There was an introduction as all members present stated their name and lot number around the room.

Lynnette Mote recognized the members of the Board. Those Board Members present: Secretary – Becky Renck, and at-large members Brian Miller, Ralph Spencer, Gayle Battaglini, Joyce Omohundro, Doug Peterson. Absent Board members: Vice President – Robin Pedzinski, Treasurer – Betty Sue Cornella

### **III. GUEST SPEAKER - Bob Carochi, Game Warden**

Bob Carochi talked about the Deer Migration Study and that we may see some college students that are capturing and tagging fawns and does. There is consistency in the CO hunting laws and there is no law stating that you cannot shoot from a private road and made the point that South T Bar roads are private roads. With that said, our properties are also private and any hunter must know the property lines and have permission from the property owner. If you find trespassers, please collect a license plate and call the game warden who will file charges and citation.

Questions from the audience:

1-In areas 57 & 58 the license points are higher just because of interest.

2-Big Horn Sheep and Elk populations are doing well.

3-A Hunting, Fishing license or Wildlife pass is needed to be on any State Trust Land.

#### IV. MINUTES FROM PREVIOUS MEETINGS

No changes were noted on the 2021 Annual Meeting Draft Minutes. Becky Renck verified that all members had received a copy of the 2021 minutes and if they needed to be read aloud. The consensus was no and a motion was made by Gary Lack motioned to approve the minutes as presented. Ralph Spencer 2<sup>nd</sup> and the motion passed unanimously with no nay's or abstentions.

#### V. TREASURER'S REPORT

Gayle Battaglini reviewed the Financial Statements and read a statement from Betty Sue Cornella, Treasurer. (See attached report.)

- 1- June 25, 2022 Balance Sheet, Income Statement, Reserve Fund Statement
- 2- The Dec 31, 2021 Income Statement
- 3- The 2022 Budget

Comments included:

- 1- Gary Lack – DISCRETIONARY spending should be capped for example \$2500. Discretionary by definition means anything over and beyond the normal expenditure to maintain the Ranch, if an item such as the review of our governing doc, which involves the use of Atty's is obviously an expensive process the Membership should have been notified and voted on by the Membership. Discretionary spending is not a budgeted item!
- 2- Roni Reisenburg asked what the legal fees were for. Board response was to explain we had engaged an attorney to 1- review legally the documents changes of the Covenants & Bylaws. And 2- respond to demand letters of 1 homeowner for non-payment of the new assessment amount and subsequently easement and road maintenance disputes.

#### VI. COMMITTEE REPORTS

**INFRASTRUCTURE COMMITTEE** Brian Miller had a PDF report for the infrastructure committee. See attached

**Gate Code:** Will be changed to 1474 in September. This timeframe was changed to hopefully prevent additional hunters and trespassers accessing the gate after the summer.

**Trash:** The enclosure was rebuilt with taller walls covered in sheet metal and then also the door was rebuilt with a stronger arm closure. The Bear has still gotten into it this past month.

#### **COMMUNICATIONS: Given by Becky Renck**

- 1-The bi-annual newsletters have been replaced by a smaller chat version to get more information out quicker to the membership. I have heard positive feedback on the shorter and timelier version. The information and reminders distributed unfortunately has led to some questioning of the information due to some errors in wording. While I am never above making a mistake and will readily admit when I have done so, it has been frustrating this has caused such a negative impact on the ranch communications.  
In short, if you feel there is or has been mis-information, If you see something amiss, please contact me or a Board Director immediately so we can rectify the situation. We are your neighbors and have the best interest of the membership always front and center.
- 2- Thank you for using the winter access forms on the website and remember to do that within the timeframe needed.
- 3-If you choose to have your address and contact information unpublished in the Roster on the website, please let me know. It is always an option.

**VII. RESERVE ACCOUNT:**

Included in the Financial Report Attached

**VIII. DECLARATION OF COVENANTS & BYLAWS REVIEW**

The DRAFT copies of the Covenants & Bylaws have been emailed out to all members. The Board is asking for comments from the POA members to be emailed by September 1.

**IX. MEMBER COMMENTS:**

Curtis Eulert Lot 96 stated that the proposed covenants and bylaws are not appropriate for South T-Bar and that the changes or Draft had not been posted on the Website, that the board is not acting in the best interests of the POA by (1) acting in secret, (2) claiming to have powers that they do not have, and (3) proposing bylaws and covenant amendments that give themselves those powers. Ann Eulert Lot 96 stated that she had volunteered to work on the governing documents but was never notified of any committee activities. Ann also asked the board to respect the work done by previous boards.

Roni Reisenburg Elk View 9 stated that the roads were not plowed immediately and caused another neighbor possible harm not being able to get out in an emergency. (noted: the board was not notified of any emergency or request to plow before normal operations.)

Kim Wolfe Lot 37 spoke in support of the board in its actions of obtaining legal counsel in the dispute and rewriting & review of the bylaws and covenants. She also spoke against Adjacent property owner being able to serve on the Board and would like to see that amended in the new Bylaws.

Laurie Peterson Lot 19 spoke in support of the board in the road and snow maintenance procedures and concerns.

Joe Price Elk View 2 also spoke in support of the board actions by commenting that he saw nothing negative in the operations. He also had a suggestion to publish a list of properties that ditch or limb removal needs mitigated. He also asked that the legal changes be identified in the proposed Bylaws and Covenants drafts.

Dawn Standerwick Lot 3 had two questions about the draft documents 1- that some of the changes expanded the powers of the board. Other changes are needed. Please expand what is meant by external manifestation. How will the Board use the Certificate of Occupancy received.

John & Laurie Wheatley Lot 18 forced to vote no today on drafts as there are some pieces not explained.

**X. BOARD MEMBER ELECTION**

Lynnette M, President explained the need for a Secret Ballot to fill the Open Board positions. Upon advice from the Attorney, it has been decided that we cannot vote today for new Board members due to the necessity of the secret vote and the inability of that process for members attending by Zoom. A secret ballot with instructions will be mailed out to each POA member with nominees resumes within the week. Ballots must be returned by July 25<sup>th</sup>.

A group of unrelated parties yet to be determined will count votes at the deadline. POA members will be notified by email of results. Nominations were also asked from the floor.

Nominees include: Gayle Battaglini, Betty Sue Cornella, Brian Miller, Becky Renck, Margaret Scott (returning board members) and Mike Wolfe, Dawn Standerwick, Roni Reisenburg, Alice Lope, Gary Lack, Brenda Coon. Each candidate was given a couple of minutes to state why they are running for the board. (see attached solicitation letter and nominees.)

**XI. New Business from the Floor - none**

**XII. ADJOURNMENT** – Lynnette Mote called for meeting adjournment at 12:53 PM. Motion MADE BY Michael Omohundro, 2<sup>nd</sup> by Alice Lope. No nays or abstentions. Meeting adjourned.

**Attachments:** Financial Report, Road Report, Ballot including Board nominees.

Treasurers Report 2022 Annual Meeting – provided by Betty Sue Cornella delivered by Gayle Battaglini

For 2021, South T Bar Ranch POA had an operating fund balance of \$18,377.36 which included prepayment of 2022 Annual Assessments in the amount of \$11,880.00. Our reserve fund balance was \$160,403.31, giving us a total balance of \$178,780.77. We received \$57,419.00 of our budgeted \$57,130.00, thus collecting \$289.08 more than was budgeted. This was due in part to the increase in the transfer fees for new ownership changes. The final number for the year gave us a surplus from the budget of \$6,497.36. This was mainly due to the lack of snow plowing in the fall and winter months, which typically is in the range of \$5,000 to \$8,000 for that period of time. We were under budget for Road Maintenance by \$5,355.00. We had anticipated a trash increase in 2021, but it didn't happen until 2022 in a big way. We transferred \$6,700.00 to the Reserve Funds from the budget. Our total expenditure was \$50,921.72 of our budgeted \$57,130.00. The excess funds of \$6,497.36 were transferred into the Reserve fund in January 2022.

From the Reserve fund in 2021, in addition to the \$6,700 budget allocation to Reserves, we received \$181.23 in interest and expenses paid from Reserves for the Trash Enclosure repairs were \$2,824.04. Moving on to 2022, Thru June 25<sup>th</sup> South T Bar Ranch has a balance in our General Fund of \$12,882.15 and the Reserve Fund total is \$175,740.13, giving the total fund balance for the POA at \$190,391.28.

As you know we have increased our annual Assessments for the first time in 23 years from \$395 to \$440. We have received at total of \$60,419.28 of our budgeted \$63,478.00. Annual Assessments collected are \$49,720.00 and Road Use fee of \$8,460.00. We have received one half of the Annual grazing lease at \$1,800 of the total \$3,600.00. We have received a total of 439.28 in Interest, late fees, Ownership transfers and remotes.

The road maintenance costs thru May are \$18,160.00 of our budgeted \$38,000. Snow removal has been the largest portion of our expenses at \$16,000 for 142 hours of snow plowing in the first six months of 2022. Throughout the summer Triple B will be doing grading, culvert cleanouts and some gravel replacement. This typically costs approx. \$15,000 to \$20,000, not including any fall/winter snow removal. So, you can see this will probably throw us over budget depending on what Mother Nature sends us.

The Liability Insurance for 22-23 is \$3,776.00, just under budget. The front gate electric is on track to stay within budget for the year, spending \$180.40 to date. Our Trash service for the first six months has run \$5,220.00, but due to price increases at the first of the year and the billing of a 4<sup>th</sup> dumpster, this expense will exceed our budget for the year by about \$2,500. Legal fees for the year have already exceeded our budget of \$2,000. As we have sought legal advice in updating our Governing Documents, We really didn't know how much to budget for this big undertaking, so far we have spent \$5,164.50. Also, we had unbudgeted legal issues brought on by disputing assessment increase and an easement maintenance dispute adding to the overage in legal fees. PO Box rent and Corporate taxes are slightly over budget, but are complete for the year. Newsletter/Communications, Accounting fees, Dues collection, annual meeting expense are presently under budget and should remain within budget through the end of the year. Repairs & Maintenance and Misc expenses are currently within budget, but may exceed the budget if we have any Repair issue or other Misc expenses. \$8,755.00 was budgeted this year to go into the Reserve fund and has been transferred to the Reserve Account. As of the 25<sup>th</sup> of June, we have an excess of income vs expenses of \$12,882.15, of our budgeted \$63,478.00.

South T-Bar Ranch Property Owners Association, Annual Meeting of the Members – June 25, 2022

In the Reserve account this year, we have added the \$8,755.00 from the Annual Assessments and \$84.26 in interest. Currently there have been no expenditures from the Reserve account so far this year. A review of the Reserve Study addressing the future needs of the roads, trash and gate will be a project for the coming months. Brian has been working with Billy on areas of the ranch roads that need addressed as well as any culvert repairs or replacements. Our gate system is the over 20 years old and will most likely need some attention in the coming months. Brian will cover the future plans for the roads and such in his Infrastructure report today.

The last page of Reserve fund ins and outs over the last 8 years, detailing what brings us to the current balance of \$175,740.13.

It again has been a busy year for new owners again. Eighteen sales of parcels have occurred since our Annual Meeting Last year. Eight of those have happened this year so far. This brings to 53 transfers of ownership in the last three and ½ years.

**SOUTH T- BAR RANCH POA**

Balance Sheet  
December 31, 2021

**ASSETS:**

Operating Funds

Legacy Bank /Checking	\$ 9,424.29	
Legacy Bank / Money Market - General Fund	\$ 8,953.07	
<b>Total Operating Funds</b>		<u>\$ 18,377.36</u>

Reserve Funds

Legacy Bank / Money Market - Reserve Fund	\$ 160,403.41	
<b>Total Reserve Funds</b>		<u>\$ 160,403.41</u>

**TOTAL ASSETS**

\$ 178,780.77

**LIABILITIES**

Prepaid Annual Assessments	10,120.00	
Prepaid Road Use Fees	1,760.00	\$ -
		<u>\$ 11,880.00</u>

**EQUITY**

POA General Fund 2021	\$ 6,497.36	
POA Reserve Fund Balance	\$ 160,403.41	
<b>TOTAL EQUITY</b>		<u>\$ 166,900.77</u>

**TOTAL NET WORTH & EQUITY**

\$ 178,780.77

## SOUTH T-BAR RANCH POA

### INCOME STATEMENT

December 31, 2021

	Year To Date December 2021	Annual Budget 2021	Variance
<b>Income</b>			
<i>Annual Expense Assessment</i>	45,030.00	45,030.00	-
<i>Annual Road Use Fee</i>	7,505.00	7,900.00	(395.00)
<i>Grazing Lease</i>	3,600.00	3,600.00	-
<i>Interest</i>	73.83	100.00	(26.17)
<i>Late fee</i>	138.25	150.00	(11.75)
<i>Ownership Change Assessment</i>	1,027.00	350.00	677.00
<i>Misc - Remotes, lien fee</i>	45.00	0.00	45.00
<b>Total Income</b>	<u>57,419.08</u>	<u>57,130.00</u>	<u>289.08</u>
<b>Expenses</b>			
<i>Road Maintenance Contract</i>	29,645.00	35,000.00	5,355.00
<i>Insurance</i>			
<i>General Liability</i>	3,773.00	3,400.00	(373.00)
<i>Gate Electric/Maint</i>	437.82	432.00	(5.82)
<i>Trash Service</i>	7,308.00	8,603.00	1,295.00
<i>Newsletter &amp; Communication</i>	0.00	0.00	-
<i>Post Office Box</i>	106.00	95.00	(11.00)
<i>Accounting Fees</i>	700.00	700.00	-
<i>Legal Fees</i>	840.00	500.00	(340.00)
<i>Corporate Taxes</i>	242.00	290.00	48.00
<i>Dues Collection Expenses</i>	8.30	50.00	41.70
<i>Annual Meeting Expense</i>	706.44	750.00	43.56
<i>Repairs &amp; Maintenance</i>	0.00	250.00	250.00
<i>Misc Expense</i>	455.16	360.00	(95.16)
<i>Transfer to Reserves</i>	6,700.00	6,700.00	-
<b>Total operating Expenses</b>	<u>50,921.72</u>	<u>57,130.00</u>	<u>6,208.28</u>
 <i>Income (Loss) from Operations</i>	<u>6,497.36</u>	<u>\$ -</u>	<u>6,497.36</u>

<b>South T Bar Ranch POA - Reserve Fund Statement 2021</b>	
	Year To Date December 2021
<b>2021 Reserve Income</b>	
<i>Reserve 2021 Income</i>	6,700.00
<i>Interest Income</i>	181.23
<b>Total Reserve Income</b>	<u>6,881.23</u>
<b>2021 Reserve Expenditures</b>	
<i>Road Work/ Re-Gravel etc</i>	0.00
<i>Trash Enclosure</i>	2,824.04
<b>Total Reserve Expenses</b>	<u>2,824.04</u>
 <b>2021 Income/(Loss) from Reserves</b>	<u>4,057.19</u>

## SOUTH T- BAR RANCH POA

Balance Sheet  
June 25, 2022

### ASSETS:

#### Operating Funds

Legacy Bank /Checking - General Fund	\$ 2,413.41	
Legacy Bank / Money Market - General Fund	\$ 10,468.74	
Total Operating Funds		<u>\$ 12,882.15</u>

#### Reserve Funds

Legacy Bank / Money Market - Reserve Fund	\$ 175,740.13	
Total Reserve Funds		<u>\$ 175,740.13</u>

<b>TOTAL ASSETS</b>		<u><u>\$ 188,622.28</u></u>
---------------------	--	-----------------------------

### LIABILITIES

Accts Payable

<b>TOTAL LIABILITIES</b>		<u>\$ -</u>
--------------------------	--	-------------

### EQUITY

POA General Fund 2022	\$ 12,882.15	
POA Reserve Fund Balance	\$ 175,740.13	
<b>TOTAL EQUITY</b>		<u><u>\$ 188,622.28</u></u>

<b>TOTAL NET WORTH &amp; EQUITY</b>		<u><u>\$ 188,622.28</u></u>
-------------------------------------	--	-----------------------------

## SOUTH T-BAR RANCH POA

### INCOME STATEMENT

June 25, 2022

	Year To Date June 2022	Annual Budget 2022	Variance
<b>Income</b>			
<i>Annual Expense Assessment</i>	49,720.00	50,160.00	(440.00)
<i>Annual Road Use Fee</i>	8,460.00	8,800.00	(340.00)
<i>Grazing Lease</i>	1,800.00	3,600.00	(1,800.00)
<i>Interest</i>	13.03	98.00	(84.97)
<i>Late fee</i>	22.25	220.00	(197.75)
<i>Ownership Change Assessment</i>	200.00	600.00	(400.00)
<i>Misc - Remotes, lien fee</i>	204.00	0.00	204.00
<b>Total Income</b>	<u>60,419.28</u>	<u>63,478.00</u>	<u>(3,058.72)</u>
<b>Expenses</b>			
<i>Road Maintenance Contract</i>	18,160.00	38,000.00	19,840.00
<i>Insurance/General Liability &amp; Directors</i>	3,776.00	3,800.00	24.00
<i>Gate Electric/Maint</i>	180.40	500.00	319.60
<i>Trash Service</i>	5,220.00	8,000.00	2,780.00
<i>Newsletter &amp; Communication</i>	0.00	0.00	-
<i>Post Office Box</i>	134.00	108.00	(26.00)
<i>Accounting Fees</i>	700.00	700.00	-
<i>Legal Fees</i>	9,679.50	2,000.00	(7,679.50)
<i>Corporate Taxes</i>	442.00	260.00	(182.00)
<i>Dues Collection Expenses</i>	13.99	50.00	36.01
<i>Annual Meeting Expense</i>	95.00	750.00	655.00
<i>Repairs &amp; Maintenance</i>	13.06	100.00	86.94
<i>Misc Expense</i>	368.18	455.00	86.82
<i>Reserves</i>	8,755.00	8,755.00	-
<b>Total operating Expenses</b>	<u>47,537.13</u>	<u>63,478.00</u>	<u>15,940.87</u>
 <i>Income (Loss) from Operations</i>	<u>12,882.15</u>	<u>\$ -</u>	<u>12,882.15</u>

<b>South T Bar Ranch POA - Reserve Fund Statement 2022</b>	
	Year To Date June 2022
<b>2022 Reserve Income</b>	
<i>Reserve 2022 Income</i>	8,755.00
<i>Interest Income</i>	84.36
<b>Total Reserve Income</b>	<u>8,839.36</u>
<b>2022 Reserve Expenditures</b>	
<i>Road Work/ Re-Gravel etc</i>	0.00
<i>Other Expenditures</i>	-
<b>Total Reserve Expenses</b>	<u>-</u>
<b>2022 Income/(Loss) from Reserves</b>	<u>8,839.36</u>



**South T Bar Ranch POA  
Reserve Funds  
as of June 25, 2022**

<b>Beginning Reserve Fund Balance 01/01/15</b>	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>
<b>Reserve Balance 12/31/15</b>	<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>
<b>Reserve Fund Balance 12/31/16</b>	<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>
<b>Reserve Fund Balance 12/31/17</b>	<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>
<b>Reserve Fund Balance 12/31/18</b>	<u>185,927.56</u>
Interest Earnings 2019	541.67
Annual Reserve Contribution 2019	12,500.00
Less: Reserve Expenses 2019	<u>(20,417.58)</u>
Less: loss from 2019 Budget	<u>(9,895.54)</u>
<b>Reserve Fund Balance</b>	<u>168,656.11</u>
Interest Earnings 2020	330.27
Less: Reserves Expenses 2020	<u>(17,326.10)</u>
Annual Reserve Contribution 2020	8,000.00
Less: Loss from 2020 Budget	<u>(3,314.06)</u>
<b>Reserve Fund Balance</b>	<u>156,346.22</u>
Interest Earnings 2021	181.23
Less: Reserves Expenses 2021	<u>(2,824.04)</u>
Annual Reserve Contribution 2021	6,700.00
<b>Reserve Fund Balance</b>	<u>160,403.41</u>
Additional funds from 2021 budget excess	6,497.36
Interest Earnings 2022	84.36
Less: Reserves Expenses 2022	
Annual Reserve Contribution 2022	<u>8,755.00</u>
<b>Reserve Fund Balance</b>	<u>175,740.13</u>

## **South T Bar Ranch 2022 Roads and Infrastructure Report Brian Miller**

### **Infrastructure Responsibilities**

- Roads – Grading, Re-graveling, Snow-removal
- Culvert Maintenance for culverts across POA Roads only, not driveways
- Trash Enclosure (rebuilt 2021)
- Gate System/Cameras
- Hang Tags & Gate Openers
- Road Maintenance/POA Contractor Communications
- Winter Access Requests from Membership
- Budget Analysis & Fiduciary Responsibility

### **Weather Preparing for the unknowns**

- Dry Conditions – Washboard roads and loose gravel – SLOW DOWN!
- Wet Seasons – Mud can sometimes be just as or more dangerous than snow
- Notable Storms – cost of snow removal

Oct/Nov 2019 - \$9,170.00 Jan 2019 - \$7,710.00

Feb 2019 - \$13,700.00

May 25th 2022, most recent – \$8,417.50 (76.5hr of snow removal)  
roughly 3ft of snow total across 3-4 days, 2 primary weather systems

### **Drainage**

- Culverts under POA roads (Please visit the Culvert Policy before installing new driveways)
- Clean, smooth-flowing ditches (Please be mindful of small tree saplings and debris)

### **Weather Forecasting Very Unpredictable and Occasionally Accurate**

- Guffey
  - Cotopaxi
  - Westcliffe
  - Cripple Creek
  - Weather information on [www.southtbar.com](http://www.southtbar.com)
  - 4 separate “weather zones” on the ranch, all effected very differently
- and the impact varies by each storm.

### **Winter Snow Impacts**

- Early winter snow is typically light and easy to plow, but the winds following the storms are the biggest problem (continuous drifting)
- SNOWPACK: warmer daytime temps cause slick areas especially in the timber and switchback areas of S. Tallahassee Trail, Elk View and the very end of South T-Bar Trail
- Late winter/Early Spring snow is usually very wet and heavy. Much harder to plow
- Winter Access requests should be made thru [www.southtbar.com](http://www.southtbar.com)
- All members should have a 'reasonable expectation' of access and be prepared.
- Be smart on the roads and at your property in the winter! Real possibility of being snowed in for a few days without power. \*\*May 25th Storm

**Notable Storms & Financial Impact on POA Dollars**

Cost of snow removal

- Oct/Nov 2019 - \$9,170.00
- Jan 2019 - 7,710.00
- Feb 2019 - \$13,700.00
- May 25th 2022, most recent – \$8,417.50 (76.5hr of snow removal) roughly 3ft of snow total across 3-4 days, 2 primary weather systems

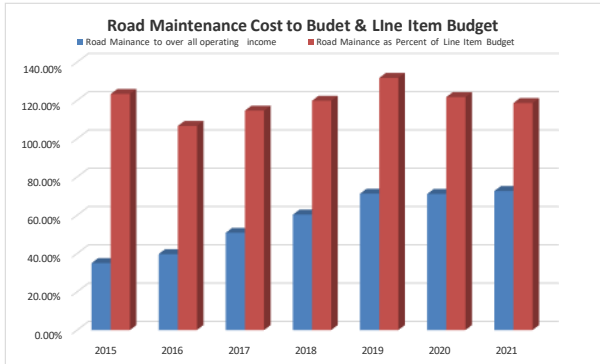
**Trash Enclosure Expectations**

- Only dispose of Household Waste – NO CONSTRUCTION MATERIALS
- Use the correct dumpster for metal
- Snow shovels – as a community, we are responsible for shoveling snow. The trash company will not empty the dumpsters if the enclosure is snow-covered and not accessible
- Shut and lock the doors, BE CAREFUL with HIGH WINDS!
- BEARS – Our furry friends are quite determined! If a mess occurs, please help clean it up.
- POA is currently investigating options for a sliding door mechanism

# Financials

Road Cost Breakdown	8 year average	2021	2020	2019	2018	2017	2016	2015	2014
Maintenace/grading	13,390.61	15,580.00	21,360.00	6,060.00	17,962.50	13,242.13	15,330.00	8,152.75	9,437.50
Snowplowing	13,921.05	12,415.00	17,762.50	32,315.00	5,985.00	15,412.87	7,065.00	11,580.00	8,833.00
Culvert/Road Damage	2,249.98	1,650.00	1,035.00	2,455.00	9,596.30	-		1,732.50	1,531.00
Total Costs from Budget	29,561.63	29,645.00	40,157.50	40,830.00	33,543.80	28,655.00	22,395.00	21,465.25	19,801.50
RoadBase Gravel from Reserves	20,435.34	11,855.00	17,296.10	20,402.58	23,693.71	18,469.06	3,047.82	28,266.26	40,452.22
Total Road Costs	49,996.98	41,500.00	57,453.60	61,232.58	57,237.51	47,124.06	25,442.82	49,731.51	60,253.72
based on 28 miles									
Avg cost per mile	1,785.61	1,482.14	2,051.91	2,186.88	2,044.20	1,683.00	908.67	1,776.13	2,151.92
Avg cost per 1/2 mile	892.80	741.07	1,025.96	1,093.44	1,022.10	841.50	454.34	888.06	1,075.96
Avg cost grading per mile	478.24								
Avg cost of Snow plowing	497.18								
Avg cost of Gravel replace	729.83								

Year	Road Mainance to over all operating income	Road Mainance as Percent of Line Item Budget	Percent increase year over year	Year	Total Budget Dollars	Road Budget	Spent on roads	Percent to roads Total Budget	Road Mainance as Percent of Line Item Budget	Percent increase year over year from budget
2015	34.98%	123.33%		2015	\$56,419	\$16,000	\$19,733	35.0%	123.3%	
2016	39.68%	106.64%	4.70%	2016	\$56,445	\$21,000	\$22,395	39.7%	106.6%	4.70%
2017	50.80%	114.62%	11.13%	2017	\$56,405	\$25,000	\$28,655	50.8%	114.6%	11.13%
2018	60.32%	119.80%	9.52%	2018	\$55,606	\$28,000	\$33,544	60.3%	119.8%	9.52%
2019	71.24%	131.71%	10.91%	2019	\$57,314	\$31,000	\$40,830	71.2%	131.7%	10.91%
2020	71.08%	121.69%	-0.16%	2020	\$56,497	\$33,000	\$40,157	71.1%	121.7%	-0.16%
2021	72.60%	118.57%	1.52%	2021	\$57,130	\$35,000	\$41,500	72.6%	118.6%	1.56%
2022						\$38,000				



South T Bar Ranch Roads, Mileage and Maintenance Cost per Year Add Graph Yr to Yr Costs				
Miles Road	Truck load of Base / Gravel covers X Feet	Truck Loads Total	Cost Per Load	Total Cost
28				Up to
Feet Road	Road Base ft.			South Tallahassee - South T Bar Split
73,920	185	399.57	\$ 625.0	\$249,730
	Road Base ft.			Past
73,920	185	399.57	\$ 695.0	South Tallahassee - South T Bar Split
				\$277,699
				\$527,429

### Remaining 2022 balance as of Annual Meeting

\$19,840.00

Recent quotes and future needs

- 1) POA Culvert blocking Steve Perez' water rights, POA approved 2021  
- revised quote in progress
- 2) Quote received for Hall Gulch maintenance near McCorvey's -\$2925.00, 5 tandem loads and 5 hr of grader work
- 3) 3 clogged POA culverts on the ranch, quote in progress  
- 2 by Skip Blades in Elk View, 1 near Brittens on Walker Way
- 4) Eulert's Lawn Ornament (cistern tank)  
- to be removed and scrapped in the coming weeks, Triple B & Robert Del Duca of R & D Recycling to organize removal
- 5) Ditch inspection needed, any trouble areas please report to the Board

**SOUTH T-BAR RANCH PROPERTY OWNERS' ASSOCIATION, INC.**  
**c/o Board of Directors**  
**P.O. Box 1431**  
**Canon City CO 81215**

July 5, 2022

Dear Owners:

As mentioned at the Annual Meeting held on June 25, 2022, the election of new Directors to the Board needed to be conducted by secret ballot vote due to the Annual Meeting including a Zoom option. This provided no legal way to do a secret ballot during the meeting. The Board of Directors, upon receiving legal counsel, has determined to conduct the Board election using a mail-in ballot.

1

For clarity, to comply with CCIOA, the secret ballot vote is needed due to the Colorado Revised Statute; C.R.S. 38-33.3-310(b)(I)(A) that requires votes for contested positions on the board be taken by secret ballot (more candidates than positions available creates a contested vote). Until wording in our Protective Covenants reflects definitively that we are a Limited Expense Community (LEC), the CCIOA rules must be followed.

Voting results will be announced within ten (10) days of the return ballot deadline outlined herein.

This year, there are five (5) Board positions up for election, which you can vote for by using the enclosed ballot. Information about each candidate is also enclosed. Because there are more owners running than the number of open positions, the election must be conducted by secret ballot. Therefore, enclosed with this correspondence, in addition to the ballot, are voting instructions and a signature page. Please read the instructions very carefully and follow all the steps.

Ballots must be received no later than **July 25, 2022** in order to be counted. To reach quorum, ballots representing a majority of the Members of the Association who are entitled to vote (58 out of 114 total votes) must be returned. *Owners of multiple parcels have received and MUST RETURN a ballot for EACH PARCEL.* Each candidate must receive at least 50% of the votes, assuming a quorum is met, in order to win election to the Board. The top five candidates with the most votes, and who receives at least 50% of the votes returned, assuming a quorum is met, will be elected. Votes will be counted by an impartial committee (not Board members) and verified by a current Board Officer and Director not on the ballot.

If you have any questions about this election, please contact any member of the Board.

Sincerely,

Board of Directors  
South T-Bar Ranch Property Owners Association, Inc.

**2022 CANDIDATES  
FOR THE ELECTION OF DIRECTORS OF THE ASSOCIATION  
(IN ALPHABETICAL ORDER)**

**GAYLE BATTAGLINI**

Thank you for the opportunity to serve on the STB Board for the past 2 years after retiring from my Process Engineering career. My husband Marc and I have been homeowners on the Ranch for 4 years enjoying our Home as full time Summer and Fall residents. These past two years have been a learning experience as I became more versed on the workings and complications the ranch has to manage. I would like to continue representing you to maintain the progress we have made and provide continuity with the discussions the board has had regarding the future of our community. We are hands-on members of the ranch, pitching in whenever the need was presented by cleaning up the trash enclosure, trimming back hazardous branches on the roads, building a new trash enclosure, running down to fix gate issues, managing and maintaining the cameras at the gate (there were over 40,000 individual pictures to review over the winter), and more recently determining a solution for providing cell phone coverage at the gate. Being a Board Member is more than a 1-hour meeting every month. I understand and accept the challenges and criticisms involved with the role. Thank you for considering me to represent you on the Board so I may continue working to make our community a unified and peaceful place to call home.

**BRENDA J. COON**

I have had a home on the ranch since 2007 and will become a permanent resident on 30 June 2022. My background includes a 23-year career in the U.S. Marine Corps with a logistics background coupled with over 10 years of experience as a C-level executive assistant for a major U.S. government contractor. I love South T Bar Ranch and would welcome the opportunity to serve on the Board to end my wide range of experience to the continued preservation of its beauty and positive growth of the community.

**BETTY SUE CORNELLA**

I have had the pleasure and honor of serving on the South T Bar Board of Directors and have maintained the financial records of the ranch since the turnover from the developer. I love the ranch and want to see it maintain its pristine beauty but also make it easily accessible and convenient for all parcel owners to enjoy. I also think it is important to be a fiscally responsible community, addressing budget needs, maintain an adequate reserve for ongoing costs to maintain the roads, trash and gate along with open communication with the members. It is a great community with great people. I love what I do for the ranch, I enjoy working with and getting to know the board members and all members, new and old. My husband and I have lived in Fremont County our entire lives and became full time residents of South T Bar 4 years ago after initially building our home on the ranch in 1999. I've spent the last 40 years in the accounting profession, owning my own bookkeeping/accounting service for 18 years along with serving as Controller for our family-owned businesses for the last 40 years. I would be very appreciative and honored to continue to serve on your Board of Directors.

**GARY LACK**

Gary has been a resident at South T Bar for nearly 20 years and believes the "man can't change the mountain but the mountain will change the man". He follows an elder school belief that less is more in governing documents and would prefer to let live. With careers in first the Air Force, a CA highway patrol Officer, and a Large Loss Casualty Manager at USAA, he then instructed college courses in Political & Police Science. The past years have seen him as a Lt in the Tallahassee Volunteer Fire Dept and as part of our snow removal and maintenance

contractor on South T Bar Ranch working with the Road Contractors. Gary has served on the Board early on as VP and would again like to be on the Board to provide the old school perspective.

#### **ALICE LOPE**

I have been on the ranch now since 2021 with my husband Steve and our 2 boys. I have a medical science background that converted into the IT field, building and supporting hospital computer systems for the past 16 years. I would like to help the fellow ranch families and community in any capacity I can.

#### **BRIAN MILLER**

I've been serving on the STB Board for a few years now and gradually getting more involved each year. I hope to continue my service to our community into the future.

We are seeing unprecedented challenges at the moment with governing document reviews, high maintenance expenses and increased traffic at the ranch. I will continue to maintain conservative budgeting principles to the best of my ability in order to maintain safe roads and ranch infrastructure. As far as my experience, I have operated heavy equipment and handled construction budgets as well as administrative and sales/professional roles in several different industries. If our community votes for me to continue serving as a board member I'll embrace the opportunity and look forward to serving for another 2 years.

#### **RONI REISENBURG**

My name is Roni Reisenburg. We purchased Elk View Lot 9 in 2019 and I look forward to working harmoniously with board members, STB and adjacent owners, and volunteers as well as the community in an effort to continuously make South T Bar a great place to live in and be proud of.

Professionally, I worked for federal and state governments, corporate and non-profit arena, gaining over 30 years of project compliance, customer service management with the ability to motivate and organize teams along with expertise in forging and building partnerships with professionals at all levels in the community, local and federal government. I believe my diverse background, knowledge and skill set will allow me to actively support our community and the STB Board of directors and make me the best candidate for the job. These are my goals for the community: Establish a committee for each issue to review and report finding to the board for the following: Covenant and Bylaws - incoming comments from 2022 annual meeting, Web page - community documents and information, Operations, Communications, Safety, Maintenance, Infrastructure, Property, Member Concerns Survey and comments for above issues. Report to the STB Community all findings and suggested actions for the above.

#### **BECKY RENCK**

An Accountant by trade, I have been serving as Secretary on the STB POA Board for 8 years (not consecutive but from 2010 to 2014 and then again 2018-2022). I have owned property since 1999 and lived here as a permanent resident since 2015. It's true, the ranch has seen its struggles in the past, and from my long term perspective, much of this stems from the ambiguity & inconsistencies of the governing documents not only in the Covenants & Bylaws, but the Annexation Agreements & Easements of the outlying properties. I believe that we are now on a good path to completing the changes in the governing documents that are outdated and continue to divide this community of friends and neighbors. It is my hope to continue on the Board for the next two years to capitalize on the investment already made, finishing the job to provide a solid, clear vision and set of governing documents we can all live by and serve us well into the future. I vow to be as transparent and available for answers as I have always tried to be, keeping good records and an open perspective for the community.

### **MARGARET SCOTT**

When my husband, Rob, and I moved to Colorado, one thing we wanted was land where we could enjoy nature at its finest. We found that and more at South-T-Bar. We found friends and a family! I have served on the board as both a member and president. The board is tasked with running the ranch efficiently, looking out for the best interests of all, and I am proud of the work we are doing. We are currently working to update our bylaws and covenants, and I wish to continue to see that project through. It is important work and necessary to allow us to comply with changes in state guidelines and modern technology. My past work on little league and charter school boards has given me the ability to see a “big picture” of the need for boards to revisit and refine on a regular basis so as not to become obsolete. I understand that we have many perspectives on the ranch and try to honor those perspectives while also considering my role on the board to make good decisions for the ranch. Thank you for your consideration on my continuing our work here.

### **DAWN STANDERWICK**

I would like to serve on the board because even though we haven't yet built a home in South T Bar, we consider the Ranch home. I understand what it means to serve on a board and consider the needs and desires of the ownership at large and how to put personal opinions aside and serve the greater good. I foster healthy communication and can be trusted with the important business of 'the Ranch'. I have a significant degree of volunteerism in my background and know how to collaborate with others, even under challenging circumstances/topics. It would be my pleasure to serve on our board of directors. My most relevant experience is 35 years as a business professional in executive leadership roles for operations, sales, marketing, and alliances. I also have a working knowledge of contracting and contract negotiation. I served on the board of directors for the Professional Background Screening Association (PBSA) for 9 years. I well understand the relevant financial documents. I am well versed in Roberts Rules of Order and have unique insight into board operations, protocols, and exposures. I understand the duty of care, loyalty, and obedience expected of board members and have provided training on these topics to new board members.

### **MIKE WOLFE**

My wife, Kim, and I have owned Parcel 37 for over 20 years and we love the views of the Sangre de Cristo Range. I have STB Board experience serving as President, Vice President and member at large in past years. I believe that our POA meets the limited expense exception to the Colorado Common Interest Ownership Act, CCIOA, and that we should not be subject to the full burden of CCIOA regulations. Our major expense is road maintenance with no commonly owned golf courses, club houses, tennis courts, etc.

The South T-Bar Property Owners Association, Inc. is a legally constituted entity with membership legally defined. I believe that adjacent and inholding properties should be welcome into our Association through the annexation process. They should have full voting rights and live by the covenants and rules of our organization. I do not believe that the merely paying a fee to use a private road grants them those rights. I own property in Denver, pay taxes, but I am not a citizen of Denver and have no voting rights there.

My wife and I purchased land on South T-Bar Ranch to be left alone in peace to enjoy the beauty of these spaces. We also made a cash investment for ourselves and our family who will inherit and do not wish to see that investment compromised by violations of Fremont County building codes and activities that abuse STB private roads and BLM public land access. I was raised in the Navy, never stayed longer than 2 years in one place and have found my home in Colorado. As your Board member I will endeavor so seek an amiable path forward, building on the efforts of our past Boards to change with the times where needed and preserve the status quo where not.