

SOUTH T-BAR RANCH PROPERTY OWNERS ASSOCIATION, INC.

Meeting Minutes for the June 30, 2018 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 – 8:30 AM

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

I. CALL TO ORDER – 9:05 AM

The June 30, 2018, Annual Meeting of the Members of the South T-Bar Ranch POA was called to order by President, Margaret Scott, at The Abbey Event Center in Canon City, CO. The meeting was opened with the Pledge of Allegiance. Margaret Scott recognized the members of the Board. Those Board Members present included: Curtis Eulert, Anelladee Spencer, Betty Sue Cornella, Paula Hoskins, Martha Parkey, Lucy Thurston, Mike Wolfe.

23 parcels were represented for voting in person and 17 parcels were represented via proxy. A total of 30 people were in attendance. A quorum was declared present.

II. MINUTES FROM PREVIOUS MEETINGS

Comments were requested regarding the 2017 POA Annual Meeting minutes. A Eulert noted a change needed in the wording re: Hunting Policy. M Sobczak motioned to approve the minutes from the June 24, 2017 Annual Meeting as amended. 2nd by Steve Coon. The motion passed.

III. TREASURER'S REPORT – 9:15 AM

Treasurer Betty Sue Cornella reviewed the Final 2017 and 2018 year-to-date financial statements. (attached)

IV. GUEST SPEAKERS – 9:30 AM

Bob Carochi – Colorado Department of Wildlife

Game Warden for 20 years. In Fremont County/Canon City for 13-14 years.

The district is split up by the Arkansas River. Bob covers north of the river and Zach Holder covers south of the river.

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

Hunting Application Change for 2018 Season – No more prepaying when applying for a tag. Only charged when a successful tag is drawn.

Even though it has been very dry the wildlife is doing well. The acorn crop is good for this year; better than last year when there was plenty of moisture. Owners need to educate each other on bear proofing. When windows are open, bear can pull screen off and get in the house. Hummingbird and seed feeders should be taken down. There is a 2 strike policy on bears. If they are caught 2 times

getting into trash or being a nuisance, they are tagged and taken 50 miles away for release. You can use rubber buck shot, pepper spray, nailed mats as deterrents. There has been an increase on wildlife calls to the DOW.

Mountain Lion Study – 2nd year of 9 year population density. The north side of the Arkansas River they are trying to reduce the number of mountain lions and the southside of the Arkansas River they are limiting the number of mountain lion tags issued to see what impact this has on the density of other wildlife. 30 lions have been collared with GPS; 20 female and 10 male. A 154lb tom was tracked on Highway 9 for 39 miles. A mortality signal was received and he was found dead on an elk kill. It was determined that the elk kicked him in the head. Another mortality signal on a sub-adult kitten showed that another lion had killed and eaten her. A study on calls imitating the cry of a distressed animal showed that a total of 150 different lions came to the calls between Phantom Canyon and Leadville. Mountain lion are easier to trap than coyotes; hounds men are also used to trap mountain lions for collaring.

Deer Migration & survival study – fawns are caught and collared. The collars fall off after 6 months. This will show how many fawns are still living from birth to 6 months of age. Another study follows deer 6 months and older. The migration study has followed collared does from Buena Vista to Guffey.

Best procedures for road kill – notify DOW within 48 hours. You can possess edible portions only, no antlers.

Hunting policies – There are no laws on whether you can shoot off of private roads. Herding wildlife is illegal. However, flying drones over wildlife is OK as long as you don't harass them ie, fly over them and turn around and fly back over them again.

Question was asked if allowing Hunter Pink in addition to Hunter Orange was a subtle hint to attract women to start hunting. Bob replied it could be.

Mark Norris, Fire Chief - Tallahassee Fire Protection District (TFPD)

Mark has been chief since 2017 and with the department since 2010. He is a resident of Parkdale. TFPD's facebook page is updated daily with any Fire restrictions/bans.

They have 11 fire engines; 4 brush trucks, 2 water tenders and 6 stations. Most of their calls are for medical emergencies and traffic accidents occurring on Highway 9 and County Road 11. They have an average of 100 runs per year.

Since it is very dry, getting water to the site is the #1 priority. Maintenance on equipment is costly and time consuming. They are working on getting a fuel truck to bring fuel to trucks in the field. Taxes received from area are ~ \$125,000 per year. They need grant writers to volunteer in helping them receive additional funds. A newly formed auxiliary group is supporting firefighters.

They need to get to a fire within 6 minutes to fight it. Time to get to STB is 1 hour. Because there are no volunteers on STB, they have removed the equipment at the station on the Cornella's property. Therefore, it is important for STB owners to mitigate around structures and have clearly marked addresses especially for medical calls.

They are asking for additional volunteers to complete training for the entire fire district as well as STB. They currently have 22 volunteers. Most certifications can be completed online. Monthly training sessions are held with 4-6 drill trainings per year.

V. COMMITTEE REPORTS

Infrastructure Committee:

Curtis Eulert gave a report for the infrastructure committee:

Infrastructure Report

Roads

- This past winter was again a fairly mild winter, meaning we spent less in snow removal than normal. That, and a mild spring let us have let us do some other needed maintenance such as pulling ditches and clean out culverts and culvert boxes.
- Reminder: Even though we are not in dire financial straits that we were a few years ago, there are still some roads that we don't normally plow in the winter, especially those that drift at the slightest breeze. If you want to go to your property, or if you have it for sale, we will still clear it on demand. If it is for sale, please let your Realtor know to check with us first before bringing a potential buyer out.
- We continue with our annual re-gravel work. Priority is given to a few well traveled places which may have been re-graveled in the past, but the gravel is once again thin enough for underlying rocks to show through and make grading and snow removal more difficult. 2018 examples are a couple of loads on S. Tallahassee Trail near Elk View Court and another load near the Hart's driveway.
- More major stretches of re-graveling include S. Tallahassee Trail to the south below Cornella's near Pioneer Way, Pioneer Way itself, another section on Walker Drive in Hall Gulch, as well as smaller sections on South T-Bar Trail near S. Tallahassee Trail and Cimarron Crossing East. Most of the work has been completed with the exception of those sections that need to use the tandem dump truck.
- We have not updated the 3 year plan, which would be through 2019 but some candidates for future re-gravel are completing any needed sections in Hall Gulch, at least starting on Rimrock Lane, working on or maybe completing Mountain Meadows past Wilson's.
- For those whose property is on less traveled roads, please note that on a general basis, we don't value you any less, but it doesn't necessarily make sense to put additional gravel on a road that doesn't get much traffic to begin with. Also, this year especially, while we try to at least grade the roads to reduce the amount of weeds that grow on the roads, there are times, like when we don't get moisture, that even grading the roads doesn't make sense on lightly traveled roads.
- One important note from our roads contractor: with the dry weather most of the full time South T-Bar residents have slowed down on the driving and it has made the roads stay better for a lot longer than I had anticipated. I'd like to extend the request to any non-residents: Please slow down, especially during the dry weather. We spend a lot of the POA's funds on keeping the roads in good shape, and everything you can do to help preserve the roads, and thus our funds, is appreciated.

Security

- New Owner gate code for 2018/2019 is 9058. It takes effect tomorrow. You can use it now and the old code will be removed after 7/15/2018. The dumpster enclosure code will be changed sometime tomorrow.
- Please use your hang tags. If you need one, please see me at the break. I also have a few gate remotes for sale (\$15) if you need an extra one.

Trash

- Please remember to secure the dumpsters when you put trash in them including the clips on the end of the bar. It will normally at least slow down a bear getting into the dumpsters.
- We are still making do with 4 dumpsters open all year. They are normally full by the time they are emptied every two weeks. Please do your part in putting metal, including tin and aluminum cans, and any other scrap metal in the metal recycling dumpster, and break down boxes before putting them in the dumpsters so they take up less room. There's almost nothing more frustrating than to find the dumpsters full, but half of a dumpster is taken up by large boxes that have not been broken down. Even better, please consider recycling cardboard by taking it into Cañon City when you go. One location is behind the Royal Gorge History Museum (old municipal building). I think Howard Disposal has a couple of other locations around town as well as their main facility on Forge Road which is off of Oak Creek Grade.

Cisterns

- After the problems with Tallahassee Fire, we had an offer of a "free" cistern by an area POA that they could not afford to install. All we had to do was pay for transportation. That cistern is on our property where it is planned to be installed. While the cistern has some corrosion and holes, we think we have a plan to repair and install in a fashion that it will still be usable. However, we cannot do any work because we are under Stage 2 Fire Restrictions which includes a ban on any outdoor welding. Once those restrictions have been lifted, we will again work with the contractor to repair and install.

Communications Report

Website

- I hope everyone is registered on the South T-Bar website. Self registration is still disabled because of attempts to register by Russian hackers, or at least someone who uses Cyrillic characters. If you need to register, please send a request to webmaster@southtbar.com along with your preferred user ID.

Facebook

- Even with the more recent bad publicity about Facebook, we do have a South T-Bar Ranch Facebook page as a means of communicating more urgent news such as the implementation of a county fire ban. If you go to Facebook, you can search for South T-Bar Ranch, or go to www.facebook.com/southtbar. Like us and any urgent news will show up in your news feed. This is a supplement to our website and is not meant to replace it. All POA documents will be kept on the website, not on Facebook.

Reserve Account

Mike Wolfe explained that STB has a reserve account due to the mineral rights being sold to the STB Minerals LLC. Income from that sale has allowed reserve account funds. These funds are being used to re-gravel approximately 3 miles of roads a year. There are 26 miles of ranch roads including Hall Gulch and Elk View. Funds are also used for fire cisterns, culverts, the gate and trash enclosure. The Reserve Study is on the STB website.

A question was asked if there has been an audit on the POA's books. Last one was performed in 2005.

VI. MEMBER COMMENTS: 10:59am

Question was asked if any work is being done on noxious weeds along the roads. POA owns a tank sprayer and any volunteer is welcome to use it. Discussion on possibility of hiring a contractor to spray. Question was asked if listing sale of property could be added to website or in the newsletter?

VII. BOARD MEMBER ELECTION

Margaret Scott reviewed that the Bylaws that allow for up to 10 members on the Board.

Current board member status:

Margaret Scott – President – ending year 2 of 2 year term

Paula Hoskins – Vice President – starting year 2 of 2 year term

Betty Sue Cornella – Treasurer – ending year 2 of 2 year term

Martha Parkey – Secretary – ending year 2 of 2 year term

Mike Wolfe – starting year 2 of 2 year term

Curtis Eulert – starting year 2 of 2 year term

Michael Omohundro – starting year 2 of 2 year term

Anelladee Spencer – ending year 2 of 2 year term

Lucy Thurston – starting year 2 of 2 year term

4 members are up for re-election and 1 position is vacant.

Nominations were received for Brian Miller and Becky Renck. A Spencer declined to re-run for re-election.

Nominations for board are: Margaret Scott, Betty Sue Cornella, Martha Parkey, Brian Miller and Becky Renck.

Motion to close nominations and elect all nominated was made by Steve Coon. 2nd by Steve Perez.

Motion was passed.

All board members new and old were asked to attend a board meeting following the annual meeting.

IX. ADJOURNMENT – 11:16 AM

A move to adjourn the POA Annual meeting was made by Mark Sobczak and 2nd by Pedzinski. Motion was passed.

LUNCH Served

Respectfully submitted by Secretary, to STB POA for approval.

Attachment 1: Final 2017 and June 2018 Financials and Reserve Funds

SOUTH T- BAR RANCH POA

Balance Sheet
December 31, 2017

ASSETS:

Operating Funds			
Legacy Bank /Checking	\$	14,068.00	
Legacy Bank / Money Market - General Fund	\$	1,794.40	
Total Operating Funds			<u>\$ 15,862.40</u>
Reserve Funds			
Legacy Bank / Money Market - Reserve Fund	\$	163,738.59	
Legacy Bank / Money Market - Reserve Fund	\$	37,761.26	
Total Reserve Funds			<u>\$ 201,499.85</u>
Prepaid Expenses			
Annual Meeting Deposit 2018	\$	548.38	
			<u>\$ 548.38</u>
TOTAL ASSETS			<u><u>\$ 217,910.63</u></u>

LIABILITIES

Accounts Payable			
Prepaid Assessment Balance	\$	14,220.00	
TOTAL LIABILITIES			<u>\$ 14,220.00</u>

EQUITY

POA General Fund 2017	\$	2,190.78	
POA Reserve Fund Balance	\$	201,499.85	
TOTAL EQUITY			<u>\$ 203,690.63</u>

TOTAL NET WORTH & EQUITY			<u><u>\$ 217,910.63</u></u>
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SOUTH T-BAR RANCH POA

INCOME STATEMENT

as of December 31, 2017

	Year To Date December 2017	Annual Budget 2017	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>	3,600.00	3,600.00	-
<i>Interest</i>	140.65	125.00	15.65
<i>Late fee</i>	79.00	175.00	(96.00)
<i>Ownership Change Assessment</i>	50.00	150.00	(100.00)
Total Income	<u>56,404.65</u>	<u>56,585.00</u>	<u>(180.35)</u>
Expenses			
<i>Road Maintenance Contract</i>	26,655.00	27,280.00	(1,375.00)
<i>Insurance</i>			
<i>General Liability</i>	2,098.00	2,000.00	(98.00)
<i>Officers Liability</i>	984.00	984.00	-
<i>Gate Electric/Maint</i>	421.85	660.00	238.15
<i>Trash Service</i>	7,092.00	7,500.00	408.00
<i>Newsletter & Communication</i>	0.00	100.00	100.00
<i>Post Office Box</i>	0.00	65.00	65.00
<i>Accounting Fees</i>	940.00	1,000.00	60.00
<i>Legal Fees</i>	0.00	500.00	500.00
<i>Corporate Taxes</i>	663.00	925.00	262.00
<i>Dues Collection Expenses</i>	49.00	150.00	101.00
<i>Annual Meeting Expense</i>	600.00	1,500.00	900.00
<i>Repairs & Maintenance</i>	479.92	900.00	420.08
<i>Misc Expense</i>	329.48	571.00	241.52
<i>Reserves</i>	12,450.00	12,450.00	-
Total operating Expenses	<u>54,762.25</u>	<u>56,585.00</u>	<u>1,822.75</u>
<i>Income (Loss) from Operations</i>	<u>1,642.40</u>	<u>\$ -</u>	<u>1,642.40</u>

South T Bar Ranch POA - Reserve Fund Statement 2017	
	Year To Date December 2017
<i>2017 Reserve Income</i>	12,450.00
<i>2017 Reserve Interest Income</i>	207.39
Total Reserve Income	<u>12,657.39</u>
<i>2017 Reserve Expenditures</i>	
<i>Road Work Re-Gravel</i>	18,469.06
Total Reserve Expenses	<u>18,469.06</u>
2017 Income/Loss from Reserves	<u>-5,811.67</u>

**South T Bar Ranch POA
Reserve Funds
as of December 31, 2017**

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
Less: 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	200.03
Less: Reserve Expenses 2016	<u>3,047.82</u>
Reserve Fund Balance 12/31/16	<u><u>200,002.60</u></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>
Reserve Fund Balance 12/31/17	<u><u><u>201,499.85</u></u></u>

SOUTH T- BAR RANCH POA

Balance Sheet
June 30, 2018

ASSETS:

Operating Funds

Legacy Bank /Checking	\$ 7,740.92	
Legacy Bank / Money Market - General Fund	\$ 20,159.35	
Total Operating Funds		<u>\$ 27,900.27</u>

Reserve Funds

Legacy Bank / Money Market - Reserve Fund	\$ 163,820.24	
Legacy Bank / Money Market - Reserve Fund	\$ 50,457.83	
Total Reserve Funds		<u>\$ 214,278.07</u>

Prepaid Expenses

Annual meeting	\$ 548.38	
		<u>\$ 548.38</u>

TOTAL ASSETS

\$ 242,726.72

LIABILITIES

Accounts Payable

\$ -

TOTAL LIABILITIES

\$ -

EQUITY

POA General Fund 2018	\$ 28,448.65	
POA Reserve Fund Balance	\$ 214,278.07	
TOTAL EQUITY		<u>\$ 242,726.72</u>

TOTAL NET WORTH & EQUITY

\$ 242,726.72

SOUTH T-BAR RANCH POA

INCOME STATEMENT

as of June 30, 2018

	Year To Date June 2018	Annual Budget 2018	Variance
Income			
<i>Annual Expense Assessment</i>	44,240.00	45,030.00	(790.00)
<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>	7.35	40.00	(32.65)
<i>Late fee</i>	5.00	175.00	(170.00)
<i>Ownership Change Assessment</i>	150.00	150.00	-
Total Income	<u>53,707.35</u>	<u>56,500.00</u>	<u>(2,792.65)</u>
Expenses			
<i>Road Maintenance Contract</i>	7,787.50	27,400.00	19,612.50
<i>Insurance</i>			
<i>General Liability</i>	0.00	2,150.00	2,150.00
<i>Officers Liability</i>	0.00	984.00	984.00
<i>Gate Electric/Maint</i>	222.19	500.00	277.81
<i>Trash Service</i>	3,546.00	7,500.00	3,954.00
<i>Newsletter & Communication</i>	0.00	100.00	100.00
<i>Post Office Box</i>	76.00	75.00	(1.00)
<i>Accounting Fees</i>	950.00	1,000.00	50.00
<i>Legal Fees</i>	0.00	500.00	500.00
<i>Corporate Taxes</i>	529.00	925.00	396.00
<i>Dues Collection Expenses</i>	0.00	100.00	100.00
<i>Annual Meeting Expense</i>	0.00	1,500.00	1,500.00
<i>Repairs & Maintenance</i>	0.00	766.00	766.00
<i>Misc Expense</i>	196.39	500.00	303.61
<i>Reserves</i>	12,500.00	12,500.00	-
Total operating Expenses	<u>25,807.08</u>	<u>56,500.00</u>	<u>30,692.92</u>
 <i>Income (Loss) from Operations</i>	 <u>27,900.27</u>	 <u>\$ -</u>	 <u>27,900.27</u>

South T Bar Ranch POA - Reserve Fund Statement 2018	
	Year To Date June 2018
<i>2018 Reserve income</i>	12,500.00
<i>2018 Reserve Interest Income</i>	105.82
<i>Total Reserve Income</i>	<u>12,605.82</u>
<i>2018 Reserve Expenditures</i>	
<i>Road Work Re-Gravel</i>	-
<i>Fire Cistern Expense</i>	1,470.00
<i>Total Reserve Expenses</i>	<u>1,470.00</u>
<i>2018 Income/Loss from Reserves</i>	<u>11,135.82</u>

**South T Bar Ranch POA
Reserve Funds
as of June 30, 2018**

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
Less: 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	200.03
Less: Reserve Expenses 2016	<u>3,047.82</u>
Reserve Fund Balance 12/31/16	<u><u>200,002.60</u></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>
Reserve Fund Balance 12/31/17	<u><u>201,499.85</u></u>
Additional funds from 2017 Budge Excess	1,642.40
Annual Reserve Contribution 2018	12,500.00
Interest Earnings 2018	105.82
Less: Reserve Expenses 2018	<u>1,470.00</u>
Reserve Fund Balance	<u><u>214,278.07</u></u>