

**South T-Bar Ranch  
Property Owners Association Annual Meeting  
June 26, 2004**

For the purposes of expediency, South T-Bar Ranch is denoted by "STB" and Property Owners Association is denoted by "POA" throughout the minutes.

POA members were directed to sign in and were instructed to delegate one person per parcel to have the voting rights. Owners were handed a packet, which included the meeting agenda, minutes from the June 28, 2003 meeting, POA balance and income sheets, information about nominations for the new Board of Directors, covenant opinion survey, and a ballot for the 2004-2006 Board election.

**Informal Meeting**

The Board conducted an informal meeting between 9:00 a.m. and 10:00 a.m. for property owners to approach the Board with specific concerns prior to the official meeting. The only topic covered in this informal meeting was: Concern over dogs running loose in the ranch.

**I. CALL TO ORDER**

In attendance were the following Board members: Tom Gore, Candi Knopp, Lucy Thurston, Dean Cornella, Betty Sue Cornella, Tom Wolfe, Tim Anderson, Virginia Groome, and Ginny Merchant/June Greenwood.

After a quick introduction of all property owners present, Tom Gore, President, called the meeting to order. It was announced that a quorum of 41 South T-Bar property owners were present and 17 property owners voting by proxy. Therefore, it was declared that a quorum was present and business could be conducted on this date. It also noted that only members of the POA in good standing could vote.

**II. POA MEMBERS**

The attached document contains the property owners that were present at the meeting, along with a list of POA members that submitted proxies in lieu of attendance.

**III. SECRETARY'S REPORT**

The STB June 28, 2003 minutes were presented by Lucy Thurston, Secretary, who asked if there were any changes needed to the minutes. A motion was made by Jim Greenwood to adopt the minutes and seconded by Mark Sobczek. The motion was unanimously approved and the aforementioned minutes were adopted into the corporate minute book.

**IV. TREASURER'S REPORT**

Betty Sue Cornella, Treasurer, reviewed the accounting for the POA dues and utility accounts, the balance sheet and income statement. In addition, the 2004 budget was presented. Copies of these financial reports are attached to these minutes.

Only 2 property owners are behind on their annual dues and if the dues are not paid by the Monday following this meeting, liens will be filed on each of the parcels in accordance with Board motions passed in prior meetings.

## **V. GRAZING LEASES**

Candi Knopp, Vice President noted that the Board is working on the renewal of the grazing lease with Buddy and Diane Taylor. A temporary signed lease is in place, while the final details are being completed. Again, owners were advised of the tax advantage of having the grazing lease in place. Owners are not to allow their pets to harass the cows, or chase the cows off their property. Any questions property owners might have on what is allowed and not allowed to have these tax advantages can direct them to the County Assessor.

## **VI. SECURITY ISSUES**

The front gate not closing was discussed. Make sure the gate closes behind you. Your remote can be used to close the gate, or backing up might also help to close the gate. Any immediate gate issues should be directed to the Revack's (permanent ranch residents) by calling 719-269-9978. The padlock used to secure one side of the gate uses the Owners Gate code. Currently there are 3 codes to open the automatic gate: Emergency vehicles, Owners code (changed yearly), and Guest/Contractor code (changed quarterly). After discussion of the pros and cons of the Owner/Contractor/Guest codes, it was decided to have only 2 gate codes. The Emergency vehicle code would remain the same, the second code, which will change quarterly, is the Owner/Contractor/Guest code. We would also confirm that the Elk Ranch guests get only the Contractor/Guest code. This of course is now a moot point.

## **VII. TRASH**

There are now 8 additional dumpsters, with pick-ups every 2 weeks on Thursdays. Bar J Ranch is being approached to pay for one of the dumpsters, since they tend to use our site already. The Board is also considering an extra-assessed fee for trash for those permanent residents on South T-Bar. There are now 7 full time residents. Also mentioned was that there are recycling sites in Canon City.

## **VIII. COVENANT ENFORCEMENT**

The stalemate that the Board has reached regarding the "policing" of the ranch regarding the issue of temporary residences (campers, etc.) was addressed. Articles in the recent newsletters to bring about discussion on this, as well as a request to have property owners give their two cents worth of opinion on a Covenant Opinion Poll. The Board will publish the results of the questions on this opinion poll in a forthcoming newsletter.

## **IX. EASEMENT AND RIGHT OF WAY**

The Bureau of Land Management's temporary easement through South T-Bar has expired. This brought to light the fact that the Board did not have the right to grant access to the roads in South T-Bar, to make repairs, modifications to utilities, etc. on behalf of the POA. The letter and Power of Attorney document was mailed out to South T-Bar landowners. The Board would like to receive 100% response from property owners giving the Board this function of power.

Discussion of concerns regarding the power of Attorney and Easement Agreement documents ensued. It was suggested that concerned property owners should seek legal advisement from their own attorneys.

## **X. FIRE FIGHTING**

Dean Cornella gave an update on fire fighting measures in place on the ranch..

Three more cisterns were purchased and stored on Dean and Betty Sue Cornella's property pending locations recommended by the Tallahassee Volunteer Fire Department personnel. One will be placed on Mike and Kimberly Wolfe's property (Lot 37). One cistern was trashed after it became damaged. The third cistern will be placed on the property of Sam and Candi Knopp (Parcel 71).

## **XI. WEB SITE**

Andrew Lane, new webmaster, has brought our web site up on a new server and also set up a new web name: [www.south-t-bar.com](http://www.south-t-bar.com). We're hoping that it will become a valuable resource to property owners. Board documents will be posted.

## **XII. GRAVEL EASEMENT**

Mike Wolfe updated the POA on the revegetation status of Parcel 35. Seeding will take place before winter sets in.

## **XIII. ROAD MAINTENANCE**

Virginia Groome, member of the Road Maintenance Committee, introduced Dan Ainsworth, winner of our road maintenance contract. Dan suggested road driving tips that would keep our roads in good shape. They included using first gear when going down hills, instead of braking. Maintaining the 30 mile an hour speed limit. We were advised that complete re-graveling of our 26 miles of road in 3-5 years based on current material pricing could result in a cost to the property owners of around \$250,000.

## **XIV. ELECTION OF NEW BOARD MEMBERS**

Tom Gore explained the need for active members on the POA Board, referring to the various issues that must be addressed by the Board in the future. There are currently 5 board members returning for their remaining term of one year. They are: Lucy Thurston, Candi Knopp, Virginia Groome, June Greenwood / Ginny Merchant, and Mike Wolfe. That leaves five positions available to fill. Tom Gore identified and thanked the 4 Board members whose terms have expired. Tom Gore, Tim Anderson, Dean Cornella and Betty Sue Cornella who had replaced Rick Bottles final year term.

There were 4 candidates listed on the ballot: Mark Sobczek, Jack Davis, Betty Sue Cornella and Bill Wendt. They in turn introduced themselves and their credentials. The floor was then opened for nomination of additional board candidates. Anelladee Spencer was nominated and accepted.

A motion to accept all 5 nominees with a vote of hands was proposed by Curtis Eulert and seconded by Dennis Perlman. Discussion took place. A call for a vote by hands was requested to pass this motion. There were 16 yeses and 42 nos. The nos won and the motion did not pass. A vote for new board members would take place using ballots.

The requirements for election to the Board, in particular, that any nominee must receive at least 50% of the votes of those voting members present (or via proxy) was reviewed..

Nominations were closed and a secret paper ballot was conducted. POA members not associated with any candidate tallied the votes and the following persons were elected to the Board for a 2 year term: Mark Sobczek, Jack Davis, Betty Sue Cornella, Bill Wendt and Anelladee Spencer.

## **XV. NEW BUSINESS**

After a short adjournment for a BBQ lunch, the new Board members met to conduct business.

## **XVI. ADJOURNED**

A motion to adjourn the meeting was made by Candi Knopp, seconded by Ginny Merchant, and the motion to adjourn was unanimously approved. So ends the annual meeting of the South T-Bar Ranch Property Owners Association.

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

\_\_\_\_\_  
Tom Gore, President

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Candi Knopp

\_\_\_\_\_  
Lucy Thurston

\_\_\_\_\_  
Virginia Groome

\_\_\_\_\_  
Tom Wolfe

\_\_\_\_\_  
Ginny Merchant/June Greenwood

\_\_\_\_\_  
Tim Anderson

\_\_\_\_\_  
Dean Cornella

\_\_\_\_\_  
Betty Sue Cornella

These minutes were prepared and submitted to the POA by Lucy Thurston, STB Secretary, June 25.2005.