

South T-Bar Ranch
Property Owners Association Annual Meeting
June 25, 2005

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 instructed to delegate one person per parcel to have the voting rights. Owners were handed a packet, which included the meeting agenda, POA financial statements, information about nominations for the new Board of Directors, and a ballot for the 2005-2007 Board election.

INFORMAL MEETING

Between 9:00 a.m. and 10:00 a.m., the Board was available for property owners to approach with items of concern. No issues were introduced for discussion.

I. CALL TO ORDER

In attendance were the following Board members: Candi Knopp, Lucy Thurston, Betty Sue Cornella, Mike Wolfe, Virginia Groome, Jack Davis, Anelladee Spencer, Mark Sobczak and Bill Wendt.

After a quick introduction of new and current property owners present, Candi Knopp, President, called the meeting to order. It was announced that a total of 41 South T-Bar property owners were present and 14 property owners were voting by proxy. Therefore, it was declared that a quorum was present and business could be conducted on this date. It was also noted that only members of the POA in good standing could vote.

II. POA MEMBERS

The attached document contains a list of 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 26, 2004 minutes were presented by Lucy Thurston, Secretary, who asked if there were any changes needed to the minutes. A motion was made and seconded to adopt the minutes. 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 2005 budget was presented. Copies of these financial reports are attached to these minutes.

Only one property owner is behind on their annual dues and if the dues are not paid by the Monday following this meeting, liens will be filed on that property in accordance with Board motions passed in prior meetings.

V. PRESENTATIONS

Bob Carochi, Game Warden for the Colorado Department of Wildlife. He informed us that there is currently a deer study taking place in our area. Deer are randomly neck tagged to track their activities. The tag will eventually fall off the animal as it grows. If these tags are found on or off an animal, we are asked to call 719/269-8710 to turn in the tag.

Mr. Carochi was asked the status in our area of the Chronic Wasting Disease. There has been one report of an elk affected in our area. The disease attacks the brains of infected deer and elk, causing the animals to become emaciated, display abnormal behavior, lose control of bodily functions and die. Suspicious animals can be reported by calling the State Patrol who will notify the Game Warden at 719/544-2424.

Rattlesnakes are of concern on our ranch. If possible, do not threaten them but back away. If the snake is a danger to you, you are allowed to kill them. There is a season from June through August for rattlesnakes, and a small animal license is required to hunt.

Animal poaching and illegal hunting should be called in to the State Patrol – Pueblo. Number is above.

Other numbers to have on hand: Bob Carochi Emergency #: 719-276-8844; Mailbox for general inquiries: 719-269-8844.

Colorado State Forest Management A representative was not able to attend. Candi Knopp volunteered that this service was a great resource as they will visit your parcel and give advice on fire safety, infestations and plantings. Mark Sobczak, Board member, offered information on how to buy native tree seedlings in late winter from the Colorado State Forest Department (treeseedlings@hotmail.com). Canon City has an office to get further information call 719-275-6865 or contact their web site at www.colostate.edu/Depts/CSFS/csfsnur.html

Fred Arnold, Representative for the Tallahassee Volunteer Fire Department, offered information regarding this service.

- They meet the second Saturday of each month, 6:00pm at the Thunderbird Restaurant and these meetings are open to the public.
- He wants to have all POA members receive the Smoke Signal newsletter.
- Our Board representative is Tony Revack and he can be contacted for additional information 719/269-9978.
- There currently are no fire bans in Colorado, however the fire risk is high. The only open fires allowed during a ban are valved gas and propane barbeques.
- Parcel debris burns are legal. Illegal burn materials are: treated lumber and garbage. Winter is the best time to have a burn, with water available and the site out in the open, away from house, propane tanks and trees/shrubs. The TVFD should be notified so that they will not send out the fire department.
- With July 4th upon us, most fireworks are illegal and the general rule is if it shoots up into the air, it is illegal and dangerous.
- Barry Bonner, Fire Chief is always looking for volunteers that will be trained for fire emergencies.
- Emergencies call 719-275-3058 NOT 911.

Dan Ainsworth, Road Maintenance Dan works closely with our Board Representative, Virginia Groome. Any complaints regarding the roads should be directed to Virginia at 719/275-1515.

Of particular attention for Dan right now are weeds on the road. Weeds break down the road base and cause deterioration. Weeds on the side of the road eventually create a berm on the low side of the road which does not allow proper drainage and causes roads to wash away.

A concern about the cost of regravelling the roads was raised. A dollar figure brought up at last year's meeting was extremely high (\$250K for 26 miles of road). The Board's plan is to maintain and improve problem areas as they arise. This would keep the POA funds from being depleted with such a large project.

Bill Wendt, Board Member, Hunting Information. Attached is a summary of the presentation on how this sport relates to the ranch.

VI. ROAD COMMITTEE

Virginia Groome gave a brief update. A three-year road maintenance contract is signed and in place as of May 1st, 2005. Virginia is the road contact and can be reached at 719/275-1515. Dan Ainsworth, in an emergency, can be reached at 719-275-1515. Virginia reminded the POA that upkeep of the roads maintains the ranch's property values.

VII. SECURITY COMMITTEE

Jack Davis reiterated that Tony Revack is our gatekeeper at the ranch. He reminded everyone that using the orange hang tags on our car's rear view mirror identifies that we do belong on the ranch, and other owners don't have to question whether you might be a trespasser. Contact Lucy Thurston for additional hang tags, if needed.

Evacuation plans are being developed for ranch emergencies. They include phone trees, available horse trailers for transporting large animals to safety, alternate ranch exits, among others. The Colorado State Fair Grounds is identified as a place that will take them. The Colorado State Animal Response Department is also a resource. A formal plan will be announced when it is completed.

VIII. TRASH COMMITTEE

Anelladee Spencer reported that the Board has signed a contract with Bar-J to share our trash facility. Bar-J will pay South T-Bar an annual fee for their parcel owners (currently Bar-J has one full time resident). New signs will be put in place identifying the users, and acceptable trash. Household refuse only. No construction or landscape materials. These items should be disposed of in surrounding cities at available dump facilities. There will also be grading around the trash enclosure to allow for better drainage.

IX. COVENANT REVIEW

This committee reviews the parcel owners building plans to assure that they meet the covenants in place. Submit your plans via email or fax to: STB POA Covenant Committee, P.O. Box 1431, Canon City, CO 81215; or FAX to: 719/275-1788.

A question was raised about what power the POA has to enforce the covenants. Candi Knopp explained that a lien on the property is the only remedy that is specified in the By-Laws.

X. EASEMENT AND RIGHT OF WAY

One section of the South T-Bars road (the section from parcel 96 up to the power lines) crosses a parcel of land owned by the BLM. A temporary agreement was signed in 1999 that gave South T-Bar permission to build and use a road across the BLM parcel and also gave BLM access to the ranch roads to reach the BLM properties on the ranch. This agreement has expired. Candi Knopp has been working on completing a permanent agreement with the BLM, obtaining authority from individual owners whose property is affected by this ROW. More information on this will be presented at the completion of this agreement.

XI. FIRE FIGHTING

Mike Wolfe reported that there are four 1700-gallon water tanks in place. The fire station on Parcel 9 has a 6x6 truck with a 1000-gallon water tank. There is a 10,000 gallon water tank installed but leaking and will be repaired or replaced.

XII. WEB SITE

Andrew Lane is our webmaster. Jack Davis provided a handout for information on our web site including the address: www.south-t-bar.com. Questions can be directed to andrewandtommyelane@yahoo.com. Jack is also working on placing the ranch resource book on the website along with Board minutes and newsletters. He is also working on merging the South T-Bar map with Fremont, Elk View and Hall Gulch sections.

XIII. UTILITY COMMITTEE

Jack Davis is researching Hi Speed internet service for South T-Bar.

XIV. GRAVEL EASEMENT

An obligation of the POA to place Parcel 35 in its condition prior to the gravel excavation has been completed. The gravel has been removed, topsoil put in place with a high prairie seed sowed.

XV. GRAZING LEASE

A grazing lease has been completed for the period from February 2004 to February 2007 with Buddy Taylor. Cattle will be on the ranch from April 15 thru November 15 each year. If any long-horn cattle, or cattle with brands other than "IOU" or "TT" are spotted on the ranch, they are likely not Buddy's cattle, and a Board member should be notified so the matter can be resolved. .

XVI. GRAVEL PIT

Mining operations are on going at Ron Walker's gravel pit. The site is located on a parcel in Hall Gulch. We have been working with Ron Walker regarding concerns on noise, dust, and traffic.

XVII. NEW BUSINESS

A reminder was made regarding ATV (all terrain vehicles or 4-wheelers) riders on the ranch. Stay on your property unless permission has been granted to ride on someone else's property. Otherwise, this is trespassing.

Also, aerial views of property can be viewed and printed on web site www.terraserver.usa.com. These pictures were taken around 1999.

XIV. ELECTION OF NEW BOARD MEMBERS

Candi Knopp 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. Benefits include donuts and compensation in the form partial or full payment of annual dues. There are currently 5 board members returning for their remaining term of one year. They are: Betty Sue Cornella, Anelladee Spencer, Mark Sobczak, Jack Davis and Bill Wendt. That leaves five positions available to fill. Candi Knopp thanked the 4 Board members whose terms have expired. Candi Knopp, Virginia Groome, Mike Wolfe, Lucy Thurston.

There were 3 candidates listed on the ballot: Virginia Groome, Lucy Thurston and Ann Eulert. The floor was then opened for additional nominations of board candidates. Jan Cressman offered to be placed on the ballot as a candidate and was accepted.

Dan Ainsworth volunteered to fill a board seat, stating that the By-Laws did not limit board members to members of the POA. Discussion ensued as to a potential conflict of interest, since Dan is currently the road maintenance contractor, . It was noted that Dan could currently attend board meetings. If a board member, Dan would not be able to vote on matters concerning road maintenance issues, which could be a concern. Appreciation was extended to Dan for his generous offer, but it was agreed that we would not enter his name on the ballot. Dan respectfully retracted his offer to run for election to the Board.

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: Ann Eulert, Jan Cressman, Virginia Groome and Lucy Thurston.

XVI. ADJOURNED

A motion to adjourn the meeting was made and was unanimously approved. So ends the 2005 annual meeting of the South T-Bar Ranch Property Owners Association.

South T-Bar Ranch Board of Directors

Candi Knopp, President

Mike Wolfe

Betty Sue Cornella

Virginia Groome

Mark Sobczak

Bill Wendt

Anelladee Spencer

Jack Davis

Lucy Thurston

These minutes were prepared and submitted to the POA by Lucy Thurston, STB Secretary, June 25.2006.

SOUTH T-BAR POA - ANNUAL MEETING RESPONSES

as of June 25, 2005

LOT NUMBER		Lot Attending	Proxy Received	Assigned to
LOT 59	BLANKENSHIP	1		
LOT 12	CARPENTER /RAY		1	Spencer
LOT 9	CORNELLA	1		
LOT 23	CRESSMAN	1		
LOT 36	DAVIS	1		
LOT 25	DOTSON		1	the Board
LOT 83	DUCY	1		
LOT 67	ERWIN		1	Candi Knopp
LOT 96	EULERT	1		
LOT 62	FATT	1		
LOT 13	FISH	1		
LOT 38	FREEMAN	1		
LOT 64	GOLIN / MILLER			
LOT 8	GORE	1		
LOT 19	GREENWOOD	1		
LOT 110	GROOME	1		
LOT 45	HALLSTEIN / ROSENFELD	1		
LOT 55	HALLSTEIN / ROSENFELD	1		
LOT 16	HANDLEY / WESTERN WORKSHOP	1		
LOT 56	JONES		1	Mike Wolfe
LOT 76 **	HAWLEY	1		
LOT 34	HOLMES	1		
LOT 106	KING	1		
LOT 71	KNOPP	1		
LOT 107	LAMB	1		
LOT 27	LANE, DARRIN	1		
LOT 86	LANE ANDREW/THOMASINE		1	Darrin Lane
LOT 66	LITTLE		1	Candi Knopp
LOT 20	THURSTON	1		
LOT 85	MCGILL		1	Groome
LOT 35	MONTE		1	Mike Wolfe
LOT 4	MOODY	1		
LOT 5	MOODY	1		
LOT 17	MOTE	1		
LOT 41	NELSON/RENCH	1		
LOT 28	PARKEY		1	Susan Revack
LOT 97	PERELMAN	1		
LOT 91	PEREZ	1		
LOT 57	POGGAS	1		
LOT 81	RAYLYNN/DAVID	1		
LOT 24	REVACK	1		
LOT 60	SEYMORE		1	Candi Knopp
LOT 46	SNELLMAN	1		
LOT 65	SOBCZAK	1		
LOT 31	SORLEY	1		
LOT 78	SPARGER		1	Mike Wolfe
LOT 70	SPENCER	1		

LOT 50	STARK	1		
LOT 63	STARK	1		
LOT 82 *	STASSART		1	Candi Knopp
LOT 6	STROESENREUTHER	1		
LOT 33	TODD / NEWMAN		1	board member
LOT 72	TUNNER	1		
LOT 11	WENDT	1		
LOT 37	WOLFE	1		
LOT 22	ZERBE		1	board member
	112 PARCELS			
Proxies		41parcels	14	

NON VOTING PARCELS

FREMONT
160 ACRES OLIVER/ROBINSON

Hunting at the Ranch:

Hunting is a popular sport and access to this natural resource is a major reason some people bought parcels at STB. Hunting is a legal and viable method of maintaining the proper carrying capacity of habitat. The Division of Wildlife (DOW) sets hunting season dates and regulations and utilizes wildlife biology to inform their policies. Most people are considered "non-hunters" in that they do not personally hunt but they are not necessarily opposed to hunting. Many people, however, do hunt a variety of big and small game on or near our ranch. Most hunters are very conscientious about safety, conservation and respecting the property rights of others. Hunters must have permission to hunt private land and such permission can be verbal or in writing. In Colorado, you **DO NOT** have to post your land with "no hunting/trespassing" signs. It is the responsibility of each hunter to know the property boundaries. You should leave hunters alone unless they are trespassing on your property or committing game violations. If you have evidence that a game violation has occurred, contact your local DOW officer. Operation Game Thief is a non-profit group working to reduce poaching and provides rewards to those who report leading to the arrest of a poacher. Call 1 (877) COLOGT. Remember though that harassment of a hunter is a crime so be sure you have a reasonable basis for making the call. Below are a few brief highlights of Colorado's hunting regulations. For a complete listing of regulations, application requirements, etc., please contact the Colorado Division of Wildlife on the web at <http://wildlife.state.co.us/> or by phone at (303) 297-1192.

License Requirements:

You must have a valid license to hunt in Colorado. In order to be a resident, you must live here continuously for 6 months prior to applying and intend to make CO your home unless you are an Armed Services Personnel. If born after Jan 1, 1949, you must possess proof of completing an approved hunter education course--- Colorado honors other state's courses. Youth, you must be 12 years old by the time the season starts. If you are delinquent in child support, you won't get a license.

Seasons:

There are MANY different hunting seasons! Most licenses at the ranch are limited licenses available through drawing only via a lottery system with applications due April 5. Leftover licenses available Aug 9. We are in deer unit 49 and elk unit 58. Deer and Elk: Archery- Aug 27-Sept 25, Muzzleloader- Sept 10-18, Rifle Deer- Oct 22-30 and Nov 5-11; Rifle elk- Oct 15-19, Oct 22-30, Nov 5-11, Nov 16-20, Nov 26-Dec 4, Dec 31-Jan 8 and private land only Sept 1-Jan31.

Bear- We are located in unit 50. Limited drawing season is Sept 2-30. You can hunt during deer/elk seasons with over-the-counter license if you have a deer/elk license. Baiting and dogs are illegal. Amendment 10 outlawed spring bear hunts.

Antelope- We are in unit 57. Unlimited archery Aug 15-Sept 20, Rifle Oct 1-7

Turkey- Spring- April 9-May22, Fall is Sept 1-Oct 3. Unlimited licenses at STB.

Blue Grouse- Sept 1- Nov 10

Rabbits- Oct 1- Feb 28

Coyote- year round with a small game license or designated season for furbearers license. You can also hunt coyotes during deer/elk season with valid deer/elk license.

It is illegal to:

Transport big game without evidence of sex naturally attached (the number one violation of non-residents). Have a loaded (in the chamber) rifle in a motor vehicle, shoot from a motor vehicle, shoot across a public road, fail to make a reasonable attempt to track and kill wounded animals (if the animal goes on private property, you must have permission), not wear at least 500 sq. inches of florescent orange during firearms seasons, interfere with hunters (**violators face criminal charges and may have to pay damages and court costs**) hunt on private land without obtaining permission (doesn't have to be written), post land public land as private.

FAQ's-

What are the rules concerning hunting on BLM? You only need a valid hunting license for your unit. You do not need any special license or permit to hunt on BLM, State Wildlife Areas, National Forest or Wilderness Areas. Some BLM properties restrict access to foot or horseback and all wilderness areas have such restrictions. If bringing in horses from another state, you must contact a Vet to get a Certificate of Health Inspection within 30 days- call (303) 239-4161. Residents---horses may require brand inspection, call (303) 294-0895.

What is chronic wasting disease? A contagious and fatal neurological disease caused by a prion resulting in a spongiform encephalopathy (holes in the brain) found in deer and elk and recently discovered in our area. Our area, however, is not subject to carcass transport restrictions. Late stage infected animals display abnormal behavior and appear emaciated. Precautions should be taken when field dressing any deer/elk. No known cases of transmission to humans have occurred, although infected animals should not be consumed. Testing is voluntary and costs \$15.00 when submitted to a DOW testing site. For CWD questions, call Public Health at (303) 692-2700.

Q & A-

Please feel free to ask any wildlife/hunting related question. Owners at STB have a diverse background with respect to wildlife and hunting. There really is no such thing as a stupid question. It is important that we all maintain lines of open communication.

******* How To Access the South T Bar Web Site *******

The URL for the STB web site is <http://www.south-t-bar.com/>

The home page has a menu bar with links to other parts of the web site, an introduction to the site and, at the bottom, the POA mailing address and hotspots that you can click on to send email to the POA officers.

The other sections of the site are:

FORUMS

Provides access to the General Discussion and Building forums, (To post a question or comment, or reply to a posting you will have to register. To register, click on the 'register' hotspot the upper right of the page. Please use your real name when filling in the first name and surname boxes so we can tell who you are).

BYLAWS

Provides access to the text of the POA Bylaws and Covenants.

HANDBOOK

Will contain an updated version of the South T Bar Handbook soon.

BUILDING COVENANTS

Just what it says, the covenants that apply to home building on the South T Bar and instructions on how to comply with them.

PHOTOS

A location to upload any nice photos you've taken at the STB. They'll have to be digital and you'll have to have registered before you can upload them. (Register on the Forums page).

LINKS

Links to other web sites. Pretty sparse right now, but I have a bunch of useful or interesting ones that will be added soon.

At present, anyone can register and will then have access to the entire web site. I am hoping that we can change this so that we can have an owner's section where information that should stay within the STB community can be posted. You will receive an email telling you about these changes if we have an email address for you.

Jack Davis 22jun05