

South T-Bar Ranch Property Owners Association, Inc.
Minutes for April 16, 2011
Regular Meeting of the Board of Directors

I. CALL TO ORDER – 8:05am

The April 16, 2011, regular meeting of the Board of Directors of the South T-Bar Ranch Property Owners Association was held via teleconference. President Kim Wolfe called the meeting to order at 8:05 a.m. A quorum was present with the following directors attending:

- Betty Sue Cornella
- Kim Wolfe
- Julie Hawley
- Becky Renck
- Anelladee Spencer
- Joe Price

Others Attending:

- Steve Coon

Not Present:

- Kitsi Atkinson (unavailable due to meeting date change).
- Dean Cornella

II. APPROVAL OF PREVIOUS BOARD MINUTES

Previous Board Meeting minutes from March 12, 2010 were discussed.
Motion made to accept as written: A Spencer - 2nd: J Price. Motion passed

III. RATIFICATION OF ACTIONS

None

IV. FINANCIAL REPORT

The March Financial statement was reviewed. All but 7 assessments of the member annual dues for 2011 have been received. Tax accounting fee was paid. All other expenses were within budget.

New Action: Member Loans

Member loans made to the POA came due in April. Discussion concluded to send accrued interest payments thru 2010 (for the total of \$12,175.57) to all promissory note holders.

New Action: 2010 Additional Assessment

To keep to the intent of the LEC vote it was concluded that since the monies are available, the 2010 Additional Assessment levied on POA members of \$53.09 (total Approx \$6157.00) would be returned.

Both these payments to the members are to be sent by a June 1 date with an explanation letter.

K Wolfe motioned the monies returned as stated, 2nd by A Spencer. Passed

V. OLD BUSINESS

a. Committee Reports

Infrastructure: *Co-Chairs: Dean Cornella and Anelladee Spencer*

To include: Roads, Security, Trash, Mail, and Fire Subcommittees.

Mailboxes: No Report

Trash Area: Repairs completed on burned section. Noted that in the near future the remaining structure needs sealed to preserve the wood. J Hawley is going to investigate whether the 4th trash can is needed for Q3.

Roads: No report

LEC Subcommittee-Chair: *Kitsi Atkinson*

No report

Legal: *Chair Kim Wolfe*

To include: Compliance, Grazing Lease, BLM and other Easements, Covenant Enforcement

No report

BLM Committee: *Chair: Anelladee Spencer*

BLM Application was completed and distributed to POA Board for discussion and approval so to be submitted to the BLM before May 1.

After discussion and some wording changes the application was approved for signature. Application will be sent to Rick Averna and Ben Vallerine for any discussion and then forwarded to the BLM within the week.

Motion to submit as amended made by B Renck, 2nd by A Spencer. Passed

Communication Chair: *Julie Hawley*

To include: Website and Newsletter Subcommittees

Newsletter sent – no comments received from members.

VI. NEW BUSINESS

Black Range De-annexation Agreement: The parties to this agreement will be BRM, the POA and STB Minerals. A draft agreement that was submitted by BRM was discussed by POA & LLC Board members in a working session April 14th. Comments

were sent to BRM who withdrew the draft agreement to be resubmitted to the STB POA with changes.

Road Use Agreement: Agreement submitted by BRM March 14. After discussion the following changes will be submitted back to BRM.

- 1-Remove the word "serious" in point #2 describing damage to the roads
- 2-Remove the word 'excessive" in point #3 describing dust generation.
- 3-BRM must use the STBar contractor for any road repairs due to damage.

Comments on weed control and de-annexation are noted.

Motion made to accept access agreement as amended –A Spencer, 2nd B Cornella.
Passed

Annual Meeting

June 25th date set. Discussion concluded that a picnic was preferred to a business meeting.

Actions: K Wolfe will contact Ron Walker for use of his barn and request some funds from BRM to help cover costs. B Renck to start process of notice to members and planning.

Subsequent discussion was held on the following items: Noted comments on Road Access agreement and monies being returned for 2010 Additional Assessment

VIII. ADJOURNMENT – 9:30am

J Hawley moved to adjourn the meeting. J Price seconded. The motion passed and the meeting was adjourned.

Respectfully submitted by
Rebecca Renck, Acting Secretary,
South T-Bar Ranch POA

These minutes were prepared by Rebecca Renck, Acting Secretary,
and were submitted to the Board of Directors for approval.