

# **South T-Bar Ranch Property Owners Association, Inc.**

## **Minutes for September 10, 2011**

### **Regular Meeting of the Board of Directors**

#### **I. CALL TO ORDER – 8:03 am**

The September 10, 2011, regular meeting of the Board of Directors of the South T-Bar Ranch Property Owners Association was held via teleconference. President, Joe Price called the meeting to order. A quorum was present with the following directors attending:

- Betty Sue Cornella
- Julie Hawley
- Becky Renck
- Anelladee Spencer
- Joe Price
- Tim Anderson
- Kitsi Atkinson

#### **Others Attending:**

- Rick Aversa
- Tom Pool

#### **II. APPROVAL OF PREVIOUS BOARD MINUTES**

Previous Board Meeting minutes from August 13, 2011 were discussed and amended. Motion made to accept as amended: A Spencer - 2<sup>nd</sup> by J Hawley. Motion approved.

#### **III. RATIFICATION OF ACTIONS**

None

#### **IV. FINANCIAL REPORT**

The August Financial statement was reviewed.  
J Price and B Cornella executed the renewal of the note with Legacy Bank.  
Non-payment of dues issue was settled through no action of the POA.

#### **V. OLD BUSINESS**

- Buddy Taylor has asked for a copy of the new Grazing Lease.  
**Action:** B Renck to find a copy with both signatures and get to him.
- A question was raised as to whether the Fire Station was checked by the Volunteer Fire Department?  
**ACTION:** J Price will follow up
- Meeting Dates for next year were agreed upon as the second Saturday of each month at 8:00 am.  
**ACTION:** B Renck will send dates to Curtis to post.

## **a. Committee Reports**

**Infrastructure:** *Chair: Anelladee Spencer*

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

Mailboxes: No Report

Trash Area: Letter was received from Lone Star Trash reminding of the bear problem.

Roads: Roads are being evaluated this month and Dan Ainsworth is to provide an estimate for work needing to be done.

**Document Review Subcommittee-Chair:** *Kitsi Atkinson*

Discussion was held on the scope of the Document review committee

**Legal:** *Chair: Tim Anderson*

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

The POA has 2 items that were under legal review and the responses from Hindman-Sanchez will be discussed in closed session. See new business below.

**BLM Committee:** *Chair: Anelladee Spencer*

No report

**Communication Chair:** *Julie Hawley*

*To include: Website and Newsletter Subcommittees*

J Hawley extended a hearty thank you to all those involved in getting the newsletter out before Sept 1<sup>st</sup> and expressed special appreciation to Susan Revack, the newsletter's editor

## **VI. NEW BUSINESS**

- The Board discussed how to develop a final payment proposal from STB Minerals, LLC for the purchase of the POA's mineral rights. The objective is to work out a deal that reflects the best interests of all POA members.
- K. Atkinson made a motion to create a working subcommittee with the authority to work on behalf of the POA. The motion was seconded by B Renck. The motion passed. Subcommittee to include B Cornella, and T Anderson, with J. Hawley serving as objective facilitator
  - ACTION:** Subcommittee to meet within the week to develop a counterproposal to the LLC's initial offer and subsequently negotiate the final deal with the LLC on behalf of the POA.
- A Conflict of Interest document needs to be signed at the new board's tenure.
  - ACTION:** B Renck to find copy and distribute.
- Meeting Dates for next year were agreed upon as the second Saturday of each month at 8:00 am.
  - ACTION:** B Renck will send dates to Curtis to post.

## **VII. MEMBER COMMENTS**

R Averna commented on the Document review committee and suggested that the committee should analyze the original By-laws as approved and accepted or along with the 2008 CCIOA.

**CLOSED Session by POA Board: convened at 9:04**

**VIII. ADJOURNMENT – 9:26 am**

J Price moved to adjourn the meeting. A Spencer 2<sup>nd</sup>. The motion approved and the meeting was adjourned.

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

## SOUTH T-BAR RANCH POA

### Summary of Minerals Income & Costs as of August 31, 2011

<i>Summary of Mining Income &amp; Expenses</i>	Thru Dec 2010	Aug-11	Total 2007-2011
<b>Income</b>			
Income from LLC	235,000.00		235,000.00
Interest Income	445.64	113.49	559.13
Title Review Reimb	4,123.46		4,123.46
Special Assessments	16,707.25		16,707.25
Other	110.74		110.74
<b>Total Income from mining activities</b>	<b>256,387.09</b>	<b>113.49</b>	<b>256,500.58</b>
Legal Fees	\$ 467,670.95	-	\$ 467,670.95
Appraisal Cost	\$ 27,500.00	-	\$ 27,500.00
Other mining related costs	\$ 3,063.73	336.96	\$ 3,400.69
Interest & Loan Expense	68,688.65	25,267.67	\$ 93,946.32
Tax Estimate	1,000.00	12,233.00	\$ 13,233.00
Special Assessment Refunds	-	6,052.26	\$ 6,052.26
<b>Total Expenses related to mining activity</b>	<b>\$ 567,923.33</b>	<b>43,879.89</b>	<b>\$ 611,803.22</b>
Add back estimated legal costs for POA	\$ 37,221.50	-	\$ 37,221.50
<b>Net Mining Related Expenditures</b>	<b>\$ (274,314.74)</b>	<b>\$ (43,766.40)</b>	<b>\$ (318,081.14)</b>

# SOUTH T- BAR RANCH POA

Balance Sheet  
August 31, 2011

## ASSETS:

Legacy Bank /Checking		\$	9,162.48
Legacy Bank / Money Market - General Funds		\$	33,239.52
Legacy Bank / Money Market - Minerals	(see summary)	\$	5,709.96
Aug 2010 LLC Note payment received	180,000.00		
less - Legacy Bank prin reduction	(50,000.00)		
less - Legacy Bank payments	(28,569.62)		
less - Dufford & Brown note payoff	(61,000.00)		
less - Tax payment	(12,233.00)		
less - Interest Member loans/Assessment ref	(22,494.34)		
Note Receivable / STB Minerals		\$	585,000.00
<b>TOTAL ASSETS</b>		\$	<u>633,111.96</u>

## LIABILITIES

Notes Payable - Legacy Bank	\$	194,651.58
Notes Payable - Member Loans	\$	95,202.60
Est. Deferred Gain on Sale	\$	247,485.94
<b>TOTAL LIABILITIES</b>	\$	<u>537,340.12</u>

## EQUITY

Capital Gain on Minerals Sales	\$	88,226.25
POA General Fund Balance	\$	14,686.16
POA General Fund 2011	\$	36,625.83
POA Minerals Fund 2011	\$	(43,766.40)
<b>TOTAL EQUITY</b>	\$	<u>95,771.84</u>

**TOTAL NET WORTH & EQUITY** \$ 633,111.96

## SOUTH T-BAR RANCH POA INCOME STATEMENT

as of August 31, 2011

	Year To Date August 2011	Annual Budget 2011	Variance
<b>Income</b>			
<i>Annual Expense Assessment</i>	45,030.00	45,030.00	-
<i>Annual Road Use Fee</i>	6,715.00	7,110.00	(395.00)
<i>Grazing Lease</i>	1,800.00	3,600.00	(1,800.00)
<i>Interest</i>	173.84	200.00	(26.16)
<i>Late fee</i>	118.55	100.00	18.55
<i>Other Income</i>	0.00		
<i>Ownership Change Assessment</i>	0.00	100.00	(100.00)
<i>Gate Remotes</i>	30.00	45.00	(15.00)
<i>Newsletter Advertising</i>	0.00	200.00	(200.00)
<i>Minerals Road Maint.Fee</i>	1,185.00	0.00	1,185.00
<i>Misc Income</i>	0.00	100.00	(100.00)
<b>Total Income</b>	<u>55,052.39</u>	<u>56,485.00</u>	<u>(1,432.61)</u>
<b>Expenses</b>			
<b>Road Maintenance</b>			
<i>Road Contract</i>	5,500.00	9,000.00	3,500.00
<i>Other Road Maint.</i>	0.00	10,000.00	10,000.00
<b>Insurance</b>			
<i>General Liability</i>	2,051.00	2,400.00	349.00
<i>Officers Liability</i>	984.00	2,500.00	1,516.00
<i>Gate Electric/Maint</i>	162.75	275.00	112.25
<i>Trash Service</i>	4,044.00	6,500.00	2,456.00
<i>Newsletter &amp; Communication</i>	199.46	275.00	75.54
<i>Post Office Box</i>	0.00	45.00	45.00
<i>Accounting Fees</i>	1,050.00	1,300.00	250.00
<i>Legal Fees</i>	3,129.95	5,000.00	1,870.05
<i>Corporate Taxes</i>	0.00	750.00	750.00
<i>Dues Collection Expenses</i>	65.80	200.00	134.20
<i>Annual Meeting Expense</i>	635.57	400.00	(235.57)
<i>Repairs &amp; Maintenance</i>	25.17	200.00	174.83
<i>Board Meeting Expense</i>	0.00	0.00	-
<i>Misc Expense</i>	578.86	480.00	(98.86)
<b>Total Expenses</b>	<u>18,426.56</u>	<u>39,325.00</u>	<u>20,898.44</u>
 <i>Income (Loss) from Operations</i>	 <u>36,625.83</u>	 <u>\$ 17,160.00</u>	 <u>19,465.83</u>