

**South T-Bar Ranch Property Owners Association, Inc.**  
**Minutes for August 13, 2011**  
**Regular Meeting of the Board of Directors**

**I. CALL TO ORDER – 8:02 am**

The August 13, 2011, regular meeting of the Board of Directors of the South T-Bar Ranch Property Owners Association was held via teleconference. Acting 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:**

- Steve Coon
- Brenda Coon
- Rick Aversa
- Tom Pool

**II. APPROVAL OF PREVIOUS BOARD MINUTES**

Previous Board Meeting minutes from June 25, 2011 were discussed and amended. Minutes were also presented from the Annual Meeting held June 25, 2011. Motion made to accept as amended: J Hawley - 2<sup>nd</sup> by B Cornella. Motion approved.

**III. RATIFICATION OF ACTIONS**

None

**IV. FINANCIAL REPORT**

The July Financial statement was reviewed.

Line items noted:

Black Range paid \$400 toward the annual meeting expenses  
Legal bill to Hindman-Sanchez was paid for services to review the Amendment to the Covenants voted on by the members in May.

## 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. Committee Reports

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

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

Mailboxes: No Report

Trash Area: 3 trash bins all locked now. Bear damage repaired. Discussion was held to add signage to the structure to remind people to lock bins securely.

Roads: A Spencer & J Price will speak with Ainsworth to grade roads before winter.

Gate & Trash Codes: Would like to have New Codes NOT changed until Sept 1

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

An issue was brought forward by a member in forming the subcommittee with volunteers who are not POA members or property owners. Discussion led to a consensus of the POA Board to approve the picking of qualified persons to serve on the committee whether a property owner or not.

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

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

No Report

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

No report

**Communication** *Chair: Julie Hawley*

*To include: Website and Newsletter Subcommittees*

We are working to get the newsletter out as soon as possible. Several key articles are still outstanding.

We will send the newsletter copy to Susan Revack for publication as soon as it is complete, preferably before September 1<sup>st</sup>.

## VI. NEW BUSINESS

- **Finalized Board Positions for the upcoming year:**
  - President – Joe Price
  - Vice President – Tim Anderson
  - Secretary – Becky Renck

Treasurer – Betty Sue Cornella

Committee Members:

Document Review Committee: Kitsi Atkinson

Infra-structure: Anelladee Spencer

Communications: Julie Hawley

Legal: Tim Anderson

POA representative to the LLC – Julie Hawley

Motion was made by B Renck, 2<sup>nd</sup> by K Atkinson and voted on all members for Approval of positions.

- 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.
- Bank Loan extension needs signed: There will be a \$100 processing fee and terms are as follows: 7.25%, 1 year extension. J Hawley made motion to approve the extension. 2<sup>nd</sup> by A. Spencer. Approved.  
**ACTION:** J. Price and B Cornella will sign.
- POA Board received an offer from the STB Minerals LLC of an early payoff of the mineral rights loan owed including a discount. The POA Board chose to discuss in a closed session.

## **VII. MEMBER COMMENTS**

R Avena had comments to note 1- on the money received from the LLC, the process and how those profits would come back to the members. It was noted that the POA cannot actively distribute any profits back to the members. A plan would need to be discussed in the event there are excess funds in the POA. 2- opposed to non-POA members serving on the board and 3- he does not wish the POA to negotiate on his behalf

B Coon noted that: 1- forum needs looked at and questions answered on the website, 2- opposed to non-POA members serving on the board, 3-POA board needs to be cognizant of clarity of communications to POA members.

**CLOSED Session by POA Board: convened at 9:30.**

## **VIII. ADJOURNMENT – 11:00 am**

T Anderson moved to adjourn the meeting. K Atkinson 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

Balance Sheet  
July 31, 2011

### ASSETS:

Legacy Bank /Checking		\$ 11,179.78
Legacy Bank / Money Market - General Funds		\$ 33,239.52
Legacy Bank / Money Market - Minerals	(see summary 1)	\$ 8,271.16
Aug 2010 LLC Note payment received	180,000.00	
less - Legacy Bank prin reduction	(50,000.00)	
less - Legacy Bank payments	(26,005.64)	
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		<u>\$ 585,000.00</u>
<b>TOTAL ASSETS</b>		<u><u>\$ 637,690.46</u></u>

### LIABILITIES

Notes Payable - Legacy Bank	\$ 196,696.08
Notes Payable - Member Loans	\$ 95,202.60
Est. Deferred Gain on Sale	\$ 247,485.94
<b>TOTAL LIABILITIES</b>	<u><u>\$ 539,384.62</u></u>

### EQUITY

Capital Gain on Minerals Sales	\$ 88,226.25
POA General Fund Balance	\$ 14,686.16
POA General Fund 2011	\$ 37,295.57
POA Minerals Fund 2011	\$ (41,902.14)
<b>TOTAL EQUITY</b>	<u><u>\$ 98,305.84</u></u>

<b>TOTAL NET WORTH &amp; EQUITY</b>	<u><u>\$ 637,690.46</u></u>
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## SOUTH T-BAR RANCH POA INCOME STATEMENT

as of July 31, 2011

	Year To Date June 25th 2011	Annual Budget 2011	Variance
<b>Income</b>			
<i>Annual Expense Assessment</i>	44,167.41	45,030.00	(862.59)
<i>Annual Road Use Fee</i>	5,825.00	7,110.00	(1,285.00)
<i>Grazing Lease</i>	1,800.00	3,600.00	(1,800.00)
<i>Interest</i>	163.97	200.00	(36.03)
<i>Late fee</i>	42.55	100.00	(57.45)
<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>53,213.93</u>	<u>56,485.00</u>	<u>(3,271.07)</u>
<b>Expenses</b>			
<i>Road Maintenance</i>			
<i>Road Contract</i>	5,000.00	9,000.00	4,000.00
<i>Other Road Maint.</i>	0.00	10,000.00	10,000.00
<i>Insurance</i>			
<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>	142.48	275.00	132.52
<i>Trash Service</i>	2,527.50	6,500.00	3,972.50
<i>Newsletter &amp; Communication</i>	162.50	275.00	112.50
<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>	2,832.95	5,000.00	2,167.05
<i>Corporate Taxes</i>	0.00	750.00	750.00
<i>Dues Collection Expenses</i>	0.00	200.00	200.00
<i>Annual Meeting Expense</i>	635.57	400.00	(235.57)
<i>Repairs &amp; Maintenance</i>	0.00	200.00	200.00
<i>Board Meeting Expense</i>	0.00	0.00	-
<i>Misc Expense</i>	532.36	480.00	(52.36)
<b>Total Expenses</b>	<u>15,918.36</u>	<u>39,325.00</u>	<u>23,406.64</u>
 <i>Income (Loss) from Operations</i>	 <u>37,295.57</u>	 <u>\$ 17,160.00</u>	 <u>20,135.57</u>

## SOUTH T-BAR RANCH POA

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

Summary of Mining Income & Expenses			
<i>Summary of Mining Income &amp; Expenses</i>	Thru Dec 2010	Jul-11	Total 2007-2011
<b>Income</b>			
Income from LLC	235,000.00		235,000.00
Interest Income	445.64	110.71	556.35
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>110.71</b>	<b>256,497.80</b>
Legal Fees	\$ 467,670.95	-	\$ 467,670.95
Appraisal Cost	\$ 27,500.00	-	\$ 27,500.00
Other mining related costs	\$ 3,063.73	36.96	\$ 3,100.69
Interest & Loan Expense	68,688.65	23,902.99	\$ 92,591.64
Tax Estimate	1,000.00	12,233.00	\$ 1,000.00
Special Assessment Refunds	-	5,839.90	\$ 5,839.90
<b>Total Expenses related to mining activity</b>	<b>\$ 567,923.33</b>	<b>42,012.85</b>	<b>\$ 597,703.18</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>\$ (41,902.14)</b>	<b>\$ (303,983.88)</b>