

South T-Bar Ranch Board of Directors' Minutes October 4, 2003

I. CALL TO ORDER (9:10am)

The meeting was called to order by Tom Gore who announced a quorum of Directors present. Virginia Groome, June Greenwood, Candi Knopp; Lucy Thurston Tim Anderson, Mike Wolf, Dean Cornella, Betty Sue Cornella. Via Telecon: Candi Knopp. Also in attendance was Mark Trotta.

II. MEMBER'S OPEN FORUM

No POA members were in attendance to present discussion topics.

III. POA MEMBER ISSUES

Board Minutes (9:11am)

The June 2003 Minutes were tabled until November's board meeting.

The September 2003 Minutes were reviewed, amended and unanimously approved.

IV. OLD BUSINESS

a. Road Committee (9:16am)

Mark Trotta reported on road conditions. T-Post markers were installed and ditches were cleaned. Equipment is on site and initial grading and reclaiming of gravel is going on. Issues still to be addressed: Still washboardy by Cornellas and Greenwoods lots; missed spots eastward toward June Greenwood's property, and Rimrock and Meadow View cul de sacs.

Action: Mark should talk with Ron Walker on washboard areas and the need for a culvert by Lot 62.

Action: Mark and Committee to proceed with road RFP advertisement.

Action: Mark and Committee to work on road contract. Contract should be in place by November 15th

Action: Invite final 3 snow removal bidders to the November's board meeting.

Action: Get a snow fence bid from Ron Walker.

Action: Check on snow fencing bids.

Action: Candi will check with her resource, Colorado State Forest Department rep., as to the feasibility of building a berm and a permanent snow fence using trees as a wind break

There was also discussion on the POA road maintenance moving to self-sufficiency.

b. Gravel Removal Closure – Parcel #35 (10:05)

The project is still on schedule to clean up by October 15th. There is about a 1-acre space that needs reclaiming. Landscapers must still be consulted regarding preparation and seeding of soil. Lot 35 is not interested in retaining any gravel.

Action: Tom Wolfe will check with landscapers & contact owners of property reclaim status.

c. Easement Upgrade – Parcel #65 (10:20)

Discussion on work done by owner of Parcel 65 and what are the responsibilities of the POA. Attached is the letter from the Sobczaks that was sent to Candi.

Action: Candi will draft an official board response regarding M. Sobczak's proposal for reimbursement of easement improvement expenses.

Action: Candi will get dollar amount for the BLM portion improvement from Ainsworth

Action: Candi will check whether BLM has appropriate signage for this easement.

d. Covenant Review Committee (10:54)

Building plans were received by Candi for Parcel 109 and approved.

Action: Tom would like to continue covenant violation discussions via email.

e. Grazing Lease (11:07)

Candi says the renewal is expiring February 2004. Buddy Taylor has indicated that he wants to continue the lease. It appears that adjacent property owners currently do not have agreements with the lease. It was noted that two parcels are fenced to keep out the cows.

f. Fire Fighting Utility (11:25)

All existing water tanks are holding water and seem to be in good shape. The three tanks that Walker moved and are currently stored on Cornella's property are ready to be placed. Mike Wolfe volunteered his parcel 37 and Sam and Candi Knopp have offered placement on their property, parcel 71. We need one more location. Excavation of tanks will wait till Spring.

Action: Betty Sue is in process of setting up agreement contracts that will be signed by those property owners who have the cisterns on their parcels.

Action: Dean will get bids for excavating the tanks.

g. Joint Trash Venture with J Bar J Ranch (11:35)

June Greenwood discussed with Lone Wolf Trash Removal the cost of adding additional 3 yard dumpsters. Two yard trash bins have a \$45 monthly rental. Three yard bins are \$60 monthly rental.

Action: Exchange out 2 yard dumpsters for 3 yard dumpsters for a total of 8 large bins.

Action: Tim will check with Delilah Peak as to who does their collections.

Action: Tom will look into the easement with Parcel 111 to possibly build trash site within the gate.

Action: Look into possibility moving the gate in front of existing trash site.

Action: Whether Lone Wolf has available commercial compactors with roll offs as a solution.

Action: June discuss with J Bar J a monthly dumpster fee of \$45 for use of our trash site.

h. Ron Walker Development (Noon)

Six lots have been sold in Elk View. Tom talked to Ron Walker's attorney, Brenda Jackson, regarding amending the paragraph in the Elk View contract to reflect a change from a \$20 yearly fee to the South T-Bar fee of \$395.

Action: Tom to send letters to two new owners regarding the fee.

Action: Lucy to add the six lot owners to our roster as Elk Ranch sites.

i. Financials (12:10pm)

Betty Sue reported that one parcel is outstanding in dues and utility payment. One parcel has not received the utility refund. Financial statements as of September 30, 2003 are attached

j. BLM Easement and ROW Agreements(12:15)

Easement agreement cannot be signed until rider attachment is worked out by our attorney, Norm Lemon.

k. STB Website (12:20)

Action: Tom Gore will contact Wayne Herbert on status.

VI. ADJOURNMENT (12:10pm)

Our next scheduled Board meeting will be Saturday, November 1st, to start at 9:00am MDT at the offices of Dean and Betty Sue Cornella.

A motion to adjourn was brought and seconded. The motion was unanimously passed and the meeting was adjourned.

South T-Bar Ranch Board of Directors

Tom Gore

Candi Knopp

Ginny Merchant

June Greenwood

Mike Wolfe

Dean Cornella

Tim Anderson

Wayne Herbert

Lucy Thurston

Virginia Groome

Betty Sue Cornella

These minutes were prepared and submitted to the Board of Directors by Lucy Thurston STB Secretary, on November 1, 2003.