

South T-Bar Ranch Board of Directors Minutes December 6, 2003

I. CALL TO ORDER (9:00 am)

The meeting was called to order by Tom Gore who announced a quorum of Directors present: Dean and Betty Sue Cornella, Virginia Groome, Ginny Merchant, Candi Knopp, Lucy Thurston. Via Telecon: Tim Anderson, Mike Wolf. Also present were Mark Trotta, Road Maintenance Chairman and Dan Ainsworth, Tallahassee Trucking, Inc.

II. BOARD MINUTES (9:05 am)

Changes to the November 11, 2003 minutes were made. Motion was made and passed to approve November 11, 2003 minutes with corrections.

III. MEMBERS OPEN FORUM (9:07am)

No POA members were in attendance to present discussion topics.

III. COMMITTEE AND TASK FORCE REPORTS

a. Road Committee (9:10 am)

Snow Removal and Road Maintenance Contract

Dan Ainsworth, Tallahassee Trucking Inc., the new road maintenance contractor, was introduced to the Board. He was provided 3 gate remotes for access to the ranch. ***(Contract Attached)***

Mark Trotta briefed the board on the final contract which would involve 30 hours of maintenance on a monthly basis. The contract would be for an 18 month period, ending April 1, 2005. Virginia Groome would be the main contact with Mr. Ainsworth.

Action: Hull Gulch and Elk View maps should be provided to Mr. Ainsworth

Gravel Easement Closure

Ben Gowdy has delivered the 6 loads of top soil for reclamation use to Lot 35. Grading and reclamation activities will not take place until Spring 2004.

Action: Mike Wolf still has the action to meet with 3 landscapers.

Road Repairs

A culvert is needed near Lot 65. Dan Ainsworth will put on his to do list.

Action: Mark Trotta will put up two 35 MPH speed signs as soon as posts are procured.

b. Covenant Review (9:35 am)

Again it was brought up as to how to handle covenant violators. Of concern is a trailer that has been parked on a lot, violating the time specified in the covenants. It was decided that communication from the Board should be the first course of action.

Action: Candi will look into which lot has the trailer on and make an effort to contact the property owner.

c. Grazing Lease Renewal (9:45 am)

Buddy Taylor is interested in continuing the grazing lease agreement with South T-Bar. Candi Knopp is going to meet with Buddy to drive the ranch and identify property which should or should not be included in the new Grazing Lease. This would include unfenced property adjacent to STB, as well as property within the ranch which has been fenced and no longer participates in the lease. June Greenwood and Ginny Merchant will work with Candi on the lease renewal process.

The Grazing Lease expires in February 2004, but the cattle are not brought back onto the ranch until April 15, 2004. Candi will contact Attorney Gib Weiskopf after the first of the year to begin working on developing a one-year lease between STB and Taylor, incorporating sub-leases between STB and all adjacent property owners who wish to participate in the grazing lease. We anticipate 15-20 sub-leases to be written and incorporated as attachments to the lease. The lease and subleases will be written with the intention to renew on an annual basis, and with the ability to easily change participating parcels each year.

Ron Walker emailed Tom Gore a list of parcels he has sold. Owners of these parcels will be contacted in reference to participation in the lease agreement. Mr. Walker has, and wishes to continue, his own individual grazing lease with Buddy Taylor.

In March 2000, Land Properties had an agreement with adjacent property owners, reimbursing them from the \$3,600.00 yearly grazing lease. We assume we will continue to pay a nominal fee to all adjacent property owners who participate.

Candi has informed the two real estate agents currently selling Ron Walker's lots of the grazing lease agreement and the South T-Bar Association Dues.

In addition, Candi will discuss sub-leases Mr. Taylor might have with other cattle owners to put their cattle on our property, and learn how they access the ranch to check on their cattle.

d. Fire Fighting Utility (10:12 am)

Ben Gowdy wants to talk to Mike Wolfe about the exact location on his property, for the first cistern, so that he can start excavating.

Mr. Gowdy has checked the floater problem with the cistern located on Revak's property. Even though the floater doesn't indicate it, it is filled with water.

e. Newsletter (10:15 am)

Tom would like all article assignments emailed to him by December 14th.

- Firefighting Utility Update (Cistern location and installation schedule, any Tallahassee Fire Dept. News) - Dean Cornella
- Road Comm. Update (New contract, terms of contract, road projects, snow fencing issue, Importance of speed limits, etc.) - Mike Wolfe
- Trash Update (Current issues of concern, new dumpsters, reminder to owners on use, etc) - June Greenwood
- Listing of new owners - Lucy Thurston
- Ranch Security (Gate code protocol, Current and upcoming codes, trespassing by non-POA owners, use of hang-tags, etc.) - Candi Knopp
- Website Update - Wayne Herbert

f. Wayne Herbert (10:24 am)

Wayne tendered his resignation from the board effective the first of 2004. Wayne's board duty that needs to be reassigned is the web site rollover and update.
(Letter of resignation attached.)

Action: Include article to POA members asking interested parties who want to take on South T-Bar's web site duties to contact T. Gore

Tim Anderson (10:26 am) Left the board meeting.

g. 2004 Annual Budget Review (10:32 am)

It was noted by Betty Sue Cornella that there was an increase to legal fees and a decrease in road maintenance to the 2004 budget.

A motion to accept the budget was unanimously passed.
(2004 Annual Budget Attached)

h. Old Road Maintenance Contract (10:51)

Betty Sue asked for discussion regarding the final invoice (#1908) from Ron Walker in the amount of \$19,370.61. Mark Trotta disputed that the blade work should not be an additional charge, but part of the \$6,000 quarterly maintenance.

Action: Mark Trotta and Dean Cornella will discuss the bill with Ron Walker.

i. Trash Site Update (11:04 am)

Ginny Merchant heard from Lone Wolf, trash contractor, that they are procuring three 6-foot dumpsters and would be putting them in place at our dump site.

No further communication from Bar-J regarding their decision to be included in our trash program.

Action: Dean Cornella will measure the current easement at our gate to determine whether we move the gate in front of the trash site or move the trash site behind existing gate.

IV. OLD BUSINESS

a. Ron Walker Parcel Negotiations (11:15 am)

Lot Hull Gulch 3 has accepted the South T-Bar yearly dues (\$395.00) payable to South T-Bar.

Attorney Brenda Jackson has drafted a modification to easement agreement.
(Document attached)

Action: Lucy Thurston will check with El Paso County on any legal transfer of signing authority by the LLC to the POA.

b. BLM Easement & Row Agreements (11:25 am)

Tom Gore is still in discussions with Stewart Title and Norm Lemon. There is nothing new at this time to report.

V. NEW BUSINESS

a. Annual Meeting 2004 (11:35 pm)

Lucy Thurston, Ginny Merchant and Virginia Groome will committee the POA Annual Meeting to be held on Saturday, June 26, 2004.

Action: Dean Cornella will reserve the Centennial Park facility. This is tentative, as we'll also look into having the meeting in South T-Bar if any owners might offer to host on their lot.

Action: Dean Cornella and Lucy Thurston will get bids for catering the function at both Centennial Park and South T-Bar.

Action: Candi Knopp has offered a PA system for use at the Annual Meeting.

Action: Tom Gore, through the newsletter, will ask any property owner interested in hosting the Annual Meeting contact Lucy Thurston.

VI. ADJOURNMENT (11:50 am)

Our next scheduled Board Meeting will be Saturday, February 7th, to start at 9:00am MST at the offices of Dean and Betty Sue Cornella.

At 11:50 am 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 February 6, 2004.