

South T-Bar Ranch Board of Directors' Minutes September 6, 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; Ginny Merchant, Lucy Thurston. Via Telecon: Tim Anderson, Mike Wolf. Also in attendance were Betty Sue Cornella and by telephone Mark Trotta.

II. MEMBER'S OPEN FORUM

No POA members were in attendance to present discussion topics.

III. POA MEMBER ISSUES

Board Minutes (9:15 am)

The June 2003 Minutes were tabled until October board meeting.

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

IV. OLD BUSINESS

a. Road Committee (9:19am)

Mark Trotta discussed his view of the conditions of the roads. Nothing has been done to the roads since June. There is a lack of management and interest on the part of Ron. There have been two drainage washouts, road erosion and wash boarding of the roads.

Mark doesn't believe that Ron is aware that the board is considering renewing his contract, although Virginia Groom and Ginny Greenwood have conveyed to Ron of our interest to renew.

Mark also talked to Dan Ainsworth who is aggressively lobbying to bid on the road maintenance contract.

Tom G. appointed Mark to be Chair of the Road Committee.

Action: Mark should meet with Ron Walker and set a September 15th deadline to show his interest in continuing the contract. If the deadline is not met, the Road Committee will put the contract out to bid.

Action: Committee to define options to proceed with road maintenance contract.

Action: Final report to board at the October meeting.

Action: Look into using general funds to purchase our own road maintenance equipment.

b. Gravel Easement Closure

Action: Target date for gravel removal. Contact lot owner to swap gravel in lieu of reclamation or extend gravel lease on lot.

c. Financials (9:55 am)

Betty Sue Cornella heard from Cheryl Adair who notified us she is now the sole owner of Parcel 15, awarded to her by divorce.

Action: Lucy will contact and ask Cheryl for a Quit Claim Deed to make our records legal.

One lot has had a lien placed against it because of unpaid dues. One lot is 3 months behind in the utility payment. The utility refunds are still being held on 1 parcel.

Lot 59 still needs to remove a trailer in violation of covenants.

Action: Tom Gore will contact the owners of Lot 59 on behalf of the board.

Betty Sue C. left meeting at this time.

d. Fire Fighting Utility Committee (10:05 am)

The board approved of the acquisition of the three 10,000 gallon tanks to be used on the ranch for additional fire fighting capabilities. They have been hauled to the ranch and are currently stored on the Cornella's lot. The Tallahassee Rural Fire Protection Association suggested the locations for the three tanks.

- Along side the creek by the corrals on Parcel 90;
- Along side of creek in the area of Lot 71;
- Near the back of the ranch near the gravel pile.

Mike Wolf offered property 37 as a site for one of the tanks.

Action: Betty Sue should have a contract drawn up for permission of property owners to bury tanks on their property.

e. Snow Fencing (10:15)

Discussion regarding Mike Wolfe's email giving us options for the areas that are causing snow drifting on the ranch roads.

- Changing the elevation of the roads would be too expensive.
- Planting a living snow fence would be desirable, but a long term fix.
- Create a snow trap using road equipment. Does tend to damage soil on upwind side of road.
- Installing a snow fence. One mile would cost approximately \$7,300.
- Also considered was an artificial berm with transplanted trees from other ranch lots.

A motion to proceed to add snow fence installation to road maintenance contract was decided.

Action: Mike G. to obtain permission from Lot Owners 34 and 35 to set up snow fencing for a temporary fix.

Action: Mark T. should get bids on snow fence installations from Ron Walker.

Action: Candi will ask for advice from the County Forest Department regarding tree options for permanent snow drifting

f. Covenant Review Committee (10:40am)

Candi Knopp has not received any owner notification of new building plans on the ranch.

Some board members did notice site excavation on lot 109, there has not been any contact by that owner to the CRC.

Action: Candi K will contact Mr. Wilson regarding excavation on his Parcel 109

g. Grazing Lease Committee (10:49 am)

Action: Candi K will check on grazing lease fees to the BLM.

Lots 175, 174 and 240 are also included in the grazing lease. Candi will work on renewing with these lot owners also.

Action: To update the Board at the September meeting

h. Joint Trash Venture with J Bar J Ranch (10:55) (Attachment ?)

June Greenwood reported that J Bar J Ranch would be interested in using our trash services and the following ideas were proposed:

- They pay a fee to use our dumpsters. This would require more dumpsters or more frequent pick ups.
- Buy our existing trash site.

Board discussion ensued to the possibility of building a new trash site inside our gate. Is there communal property to do this inside the gate, or check with property owners who might lease a spot on their property to STB and for FREE yearly dues? An inside site could eliminate non-residents from using the current site to dump their trash. Buy our own construction dumpster and haul it ourselves? Would we lease the existing trash site to J Bar J?

Action: June will check on cost of dumpster, dump fee, weekly trash pick ups, renegotiating with Lone Wolf to pick up at a new site inside of gate. Costs of building new trash site.

Mark Trotta left the meeting at this time.

i. R Walker's Property Sale and Annual POA Fees for New Owners (11:15)

Tom Gore reported that our attorney suggested an amendment to Walker's document for buyers of his lots. Walker did not want to amend his document, but we could create a new agreement to override his document. This issue is pending.

Four new owners of Walker's property have received a letter from Land Properties Real Estate that outlines the benefits of the South T-Bar community.

Action: Tom will get a new opinion on road issues from another attorney.

j. BLM Easement and ROW Agreements (11:37)

Tom will work on the new Right of Way Agreement between the BLM and the Board for the two easements within the South T-Bar development.

k. Newsletter Articles (11:40 am)

Tom Gore will contact Wayne Herbert on status of publishing the quarterly newsletter before the next Board meeting. He will also offer his help to Wayne if needed to complete this publishing.

l. Web Site Future

Tabled for October Board meeting.

m. Other Old Business (11:50)

It was discussed by the board to elect Betty Sue Cornella as a replacement for Rick Bottle's seat. His term will expire June 2004. The motion was placed, seconded and unanimously approved.

V. NEW BUSINESS (11:55 am)

Easement Upgrade Proposal from Mark Sobczak Parcel 65 (Attachment ??)

Candi presented a letter and drawing from Mark with suggestions on the BLM Easement that is adjacent to his property. The POA would lightly grade and gravel the easement path, ~~and~~, and cover the culvert he would purchase. Grade the west parking hillside. Use metal stakes to designate the legal access. Place signage indicating "private drive" and "access by foot or horseback only:."

Action: Table this issue to next board meeting so Mark Trotta, Chairman of Road Committee can be present.

VI. ADJOURNMENT (12:10pm)

Our next scheduled Board meeting will be Saturday, October 4th, 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

These minutes were prepared and submitted to the Board of Directors by Lucy Thurston STB Secretary, on October 4, 2003.