

# South T-Bar Ranch Board of Directors' Minutes November 1, 2003

## I. CALL TO ORDER (9:05 am)

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

## II. MEMBERS OPEN FORUM

No POA members were in attendance to present discussion topics.

## III. COMMITTEE AND TASK FORCE REPORTS

### a. Road Contractor Presentations

Because the bids were passed out to members in the meeting, the bidders were not asked to attend this meeting.

### b. Board Minutes (9:06am)

The June 2003 Board minutes were reviewed, amended, and unanimously approved.

The October 2003 Board minutes were also reviewed, amended, and unanimously approved.

### c. Road Committee (9:10 am)

#### **Snow Removal and Road Maintenance Contract**

Thirty-four bids were mailed out to potential snow removal and road maintenance vendors. Four competitive bids were received for road maintenance; three for snow removal.

Mark Trotta walked us through a summary of the bidders. Discussion ensued on the information. Of the three snow removal bidders: Mesa Excavating, Tallahassee Trucking, Inc. and Azco Construction, and with the information provided, the board were of consensus to proceed with negotiating a contract with Tallahassee Trucking, Inc. (TTI).

**Action:** Lucy will send a letter to all bidders notifying them of the boards' decision.

**Action:** The Road Committee will meet and draft a contract to present to TTI that will include the terms, the following points and any other suggestions that the Board emails to the Road Committee to consider in the contract.

- Cancellation clause

- Regular meetings with the board
- Length of contract – 6 months, 12 months or 18 months
- Optional or Guaranteed Plan
- Road Committee Contact Person
- Road Maintenance Log

**Action:** Mark to talk to Azco Construction directing him to finish up any projects that are part of the contract and any roadwork that is currently unacceptable. Any additional work that is beyond the contracted services should not be continued.

**Action:** Tim Anderson will work with the committee on the budget issues.

**Action:** Dean Cornella has two speed limit signs that he will post at the front gate and on the straight away between Parcels 90 and 91.

**Gravel Easement Closure** (11:00 am)

Mike Wolfe has talked with 3 landscapers in Canon City to obtain their expertise on reclaiming the gravel area on Parcel 35. They suggest top soil to be spread before seeding, and that seeding not occur until early Spring.

**Action:** Mike to contact owners of Parcel 35 to update them on reclaiming status.

**Action:** Mike to show landscapers the reclaiming area to initiate seeding bids.

**Action:** Ben Gowdy has top soil available for the cost of hauling to property (5 loads at approximately \$100 a load). Mark will contact him to move and pile the dirt on property. It will be spread in the spring before seeding.

**Snow Fencing** (11:14 am)

Road Committee received a bid from AZCO Construction for purchase and laying of snow fence materials (no installation). Estimate around \$6-7,000 a mile. The three areas to be affected would be near Parcels 90, 35 and 24.

This item will be tabled until Spring 2004 after the results of new snow removal vendor. There might not be a need for the expense of snow fencing.

**d. Covenant Review** (11:25 am)

No new items. Email discussion on covenant enforcement to continue

**e. Grazing Lease Renewal** (11:27 am)

No updates at this time from Candi Knopp.

**f. Fire Fighting Utility** (11:28am)

It has been suggested that the first cistern be placed yet this year on Parcel 37.

**Action:** Dean to have Ben Gowdy proceed with this excavation and look at floater problem on cistern located on Parcel 24.

**Action:** Betty Sue to complete agreement between POA and owners of parcels with cistern placement.

**g. Newsletter (11:32 am)**

Tom will start working on the next quarterly newsletter.

**Action:** Board should email potential articles to Tom. Such as:

- Winter Road Maintenance (June Greenwood)
- BLM Easement Rules
- New POA members and Welcome Packages
- Property Access by non-POA owners

**IV. OLD BUSINESS**

**a. Ron Walker Parcel Negotiations (11:35 am)**

Tom is still working with Brenda Jackson regarding new wording for easement agreements. Tom also sent Welcome Packets to the 6 new parcel owners in Elk Ranch subdivision. Packages included maps on CD, edited newsletter, homeowners' handbook. Not included were covenants, by-laws, owner roster, and remotes or hang tags.

**b. Financial Report (11:38 am)**

Betty Sue requested approval from the board to pay the September Invoice from Aztec Construction. The portion of the bill charging us for blade work should be part of the contract and not be paid.

**c. BLM Easement & Row Agreements (11:40 am)**

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

**d. STB Website (11:41 am)**

Tom has talked with Wayne Herbert and reports that we are about 2 weeks away from moving to the new server.

It was noted that our web site has pretty old information on it and needs updating as soon as possible. There is a parcel owner whose occupation is as a web service provider and might be a resource to maintain our web site.

**e. Easement Upgrade Update – Parcel #65 (11:45 am)**

Candi reported that she has responded to M. Sobczak via a letter (attachment). She proposed we approve reimbursement for the gate, 2-1/2 hours work on the parking

space grading and moving equipment to site. She suggested that the board procure two signs with wording acceptable to M. Sobczak and the board. The signs would be installed by M. Sobczak.

**Action:** Candi provided an invoice to Betty Sue for purchases approved by the board.

**Action:** Betty Sue to cut a check for these expenses and mail to M. Sobczak.

**Action:** Authorize Candi to have 2 signs made and give to M. Sobczak to post. Wording should be "Private Property Access by Foot Traffic and Horse Only. POA Members Only.

M. Sobczak has requested we publish his letter regarding easement privilege in next newsletter.

**Action:** Tom Gore and Candi to advise on context for newsletter.

#### **f. Sawmill & Arrowhead Intersection (12:05)**

Request by Parcel Owner #65 to widen the turn at this intersection was discussed.

There are plans to put in place a culvert. To wide the turn would be a very expensive change as there are buried utilities and a utility box that would have to be relocated plus road variance issues. Because of low traffic at this intersection and the expense, this request was denied. The culvert is still on the future road maintenance list.

Action: Candi will advise M. Sobczak via letter of the board's decision.

### **V. NEW BUSINESS**

#### **a. Orientation/Information Packets (New Owners) (12:30 pm)**

Packets should include: Welcoming Letter, Homeowners Book (area information), maps on CD, Owner Roster List, Covenants, Covenant Interpretations, By-Laws, Recent Newsletter, Remotes, Hang Tags (if not passed on by sellers) and Building Submittal Guidelines.

#### **b. Property Owners Inquiries (12:35 am)**

Tom Gore is our contact person for board issues from POA members and will make timely responses to their inquiries.

#### **c. Parcel 90 Issues with Taylor Cattle (12:29 pm)**

Letter from Gina Carter regarding damage to her barn, fencing and hay eaten by Taylor cattle on her ranch. Requested monetary assistance from POA for damages.

Betty Sue checked with insurance coverage and there isn't that liability covered.

Tom corresponded with G. Carter. A copy of the grazing lease was faxed to her attorney. It was suggested that she talk to B. Taylor before attorneys become involved. The cattle will be removed from ranch by November 15<sup>th</sup> per lease.

POA agreed that this was an issue between G. Taylor and G. Carter.

**d. Trespassers (1:00 pm)**

June Greenwood was approached by a parcel owner regarding trespassing on their property by four ATV riders. The riders acknowledged that they were not POA owners and said they came onto the property via the gate using the code they had been given. Did not offer who had given them the code.

**Action:** Article in newsletter regarding security and passing on gate codes.

**VI. ADJOURNMENT**

Our next scheduled Board Meeting will be Saturday, December 6<sup>th</sup>, to start at 9:00am MST at the offices of Dean and Betty Sue Cornella. There will not be a January meeting.

At 1:20 pm 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

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Tom Gore

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Candi Knopp

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Ginny Merchant

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June Greenwood

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Mike Wolfe

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Dean Cornella

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Tim Anderson

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Wayne Herbert

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Lucy Thurston

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Virginia Groome

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Betty Sue Cornella

These minutes were prepared and submitted to the Board of Directors by Lucy Thurston STB Secretary, on November 3, 2003.