

**South T-Bar Ranch
Board of Directors' Minutes
August 2, 2003**

I. CALL TO ORDER (9:15am)

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, Wayne Herbert, Mike Wolf. Also in attendance: Betty Sue Cornella.

II. MEMBER'S OPEN FORUM

No POA members were in attendance to present discussion topics.

III. POA MEMBER ISSUES

a. Selection of a Replacement Board VP (9:20am)

Candi Knopp volunteered to replace the elected Vice President, Rick Bottle, who resigned after the Annual Meeting. The motion was placed, seconded and carried unanimously.

b. Division of Secretarial Duties (9:39am)

With the resignation of Wayne Herbert as Board Secretary, secretarial duties were split up as follows: Wayne will continue as a board member, work on the transition of the web site, and assist in preparation of the newsletter. Lucy will have ownership of board records, write up board minutes, handle notices and mailings, and post minutes to the web site.

c. Board Minutes (9:48am)

The June 2003 Board minutes have been revised and will be resent before the September Board meeting and approved at that time.

IV. OLD BUSINESS

a. Update on Road Maintenance, Contract, and Committee Assignments (9:51am)

The committee consists of Wayne Herbert, Virginia Groome, June Greenwood, Tim Anderson, Mike Wolfe, and Ginny Merchant, with the assistance of past committee member, Pat Trotta.

Discussion ensued regarding the services included in the current and future road contracts. It was motioned to pursue a continuation of the road maintenance contract with Ron Walker. Unanimous agreement was given by the board.

Action: The Committee will work on a month-to-month on need basis on road work while renegotiating the contract with Ron Walker.

Action: June will send a list of the committee members to Wayne Herbert to include as information in the next newsletter.

Action: The committee will report to the full board at the next meeting the status of a new contract with Ron Walker.

b. Ron Walker Parcel Sale and POA Fees (10:44am)

Ron Walker has fourteen 35 acre parcels. Three have been sold. Tom Gore is still working on confirming that they will have the same annual fee that South T-Bar owners pay. This will entitle them to the same services, but will not be brought into the association with voting privileges unless the property is annexed.

c. Financials (10:55 am)

Betty Sue summarized the attached balance sheet and income statements. (Attachment 3)

Two lots have had liens placed against them because of unpaid dues. One lot is 3 months behind in the utility payment. The utility refunds are still being held on 2 properties.

Discussed the need of new co-signers for the checking account. Candi Knopp and Virginia Groome will be co-signers besides Betty Sue Cornella.

V. NEW BUSINESS

a. New Committee Assignments

Grazing Lease Committee (11:02am) Candi Knopp

Candi will contact Buddy Taylor to check for interest in continuing his grazing rights lease. If not, Candi will proceed with searching for new tenant for this lease.

Gravel Easement Committee (11:05am)

It was decided that this issue of this committee would be include in the Road Committee's duties.

Action: To check out options to remove gravel in a cost efficient and satisfactorily to the owner of Lot and the Board.

Snow Fence Committee (11:15am)

Michael Wolfe volunteered his wife, Kim, to research snow fence options, possibly working with Ron Walker.

Action: To update the Board at the September meeting

Fire Fighting Utility Committee (11:28am)

Betty Sue and Dean Cornella will work on a smooth transition with the Tallahassee Volunteer Fire Department since Rick Bottle has resigned.

Tom Gore was informed by Ron Walker of the availability of three 10,000 gallon plastic cisterns that could be used as additional water resources on South T-Bar. After discussion with the Tallahassee VFD and the contractor (who excavated the original 3 water tanks) Tom asked for and received affirmative responses from Board members Wayne Herbert, Dean Cornella, Mike Wolfe, Candi Knoff, Lucy Thurston and himself to proceed to discuss with Ron Walker the procurement of these tanks. Dean will handle the shipping details and store them on his property until we're ready to locate them on the South T-Bar property.

Covenant Review Committee (CRC) (11:40am)

The committee will be composed of Wayne Herbert, Tim Anderson and Candi Knopp. Candi will be the point of contact for builders' plans.

It was suggested that the South T-Bar Covenants should be included in the "New Owner Orientation Packet".

Board Point of Contact (11:54am)

Tom Gore and Candi Knopp will be the communications link between the Property Owners and the Board. Their contact information will be included in the next newsletter.

BLM Easement Committee (11:58)

Tom Gore was notified that the previous BLM agreement, that was temporary, has expired. This agreement encompasses 4 easements for the BLM to access ranch roads. They are adjacent to Lots 97, 96, 95 and 8. He 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.

Newsletter Articles (12:04pm)

Wayne Herbert has accumulated items for inclusion in the next newsletter.

Topics will include new gate codes, Covenant Review, brush removal, pine beetle infestation, new board secretary contact, Board President's letter, Board member contact information, fire caution, trash issue, and the new web site.

Web Site Future

Wayne Herbert has suggested that we move the STB web site from his hard drive to a web hosting company that maintains web sites. The cost would be \$128 a year plus a one time charge of \$20 to move the domain name to their sight. It was motioned to proceed with this move and seconded. The vote was unanimous to proceed immediately.

VI. OTHER NEW BUSINESS (12:15pm)

A South T-Bar property owner was approached by J Bar J to combine our trash disposal needs. June Greenwood will follow up with them and report at the next Board Meeting on the feasibility of this joint venture.

VII. ADJOURNMENT (12:28pm)

Our next scheduled Board Meeting will be Saturday, September 6th, to start at 9:00am MDT at the offices of Dean and Betty Sue Cornella.

It was suggested that we plan on our monthly board meetings to be held the first Saturday of every month to help with planning and participation.

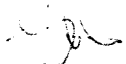
Tom Gore is working toward scheduled board meetings that will occur less than once a month. The agenda will be posted on the web site once it is scheduled.

At 12:28pm 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



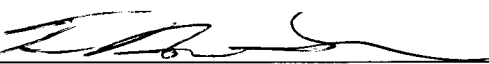
Tom Gore



Ginny Merchant



Mike Wolfe



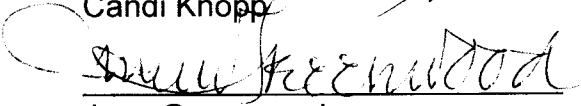
Tim Anderson



Lucy Thurston



Candi Knopp




June Greenwood



Dean Cornella



Wayne Herbert



Virginia Groome

These minutes were prepared and submitted to the Board of Directors by Lucy Thurston STB Secretary, on September 6, 2003.