

South T-Bar Ranch Board of Directors' Minutes May 31, 2003

In attendance were the following members: Jim Greenwood, Mark Trotta, Ann Julian, Tom Gore, Sam Knopp, Wayne Herbert and Susan Revack. Also in attendance were Betty Sue Cornella and Brad Julian.

I. CALL TO ORDER

The meeting was called to order by Jim Greenwood who announced a quorum of Directors were present.

II. POA MEMBERS

No POA members spoke to the Board at this meeting.

III. MINUTES

The April minutes were discussed and changes made accordingly. A motion was made by Sam for approval of the April minutes as amended. Mark seconded the motion. The motion carried unanimously and the April minutes were approved.

IV. OLD BUSINESS

A. Road Maintenance Contract

The roads are in great shape. Ron Walker has been working diligently the last couple of weeks on the roads and has the majority of the grading completed.

The 2003 Road Maintenance Contract has been executed and is attached to these minutes.

Ann suggested to change the road contract for 2003-2004 to have two road gradings a year instead of quarterly.

B. Fremont 600 Issue

Since the Hickeys have withdrawn their request for annexation, Tom contacted the Scott and Doris owners and stated the Board has no further involvement in the annexation. We will take this issue off the agenda unless

someone else from the Fremont 600 group contacts the Board with a request for annexation.

C. Ron Walker's Subdivided Parcels

The Board received correspondence from Gina Bottle regarding the Walker development. She wanted to make sure the Board was aware of what was going on. We have responded to her correspondence.

Tom contacted Al Joga, a new owner of a parcel from Ron Walker, regarding the \$395 annual fee. He has agreed to pay the full price for use of all of the STB roads.

Ron Walker wants a written agreement to give to his buyers regarding what exactly the \$395 will give the new owners. Tom will contact Walker to see if he is interested in doing a "before sale" document containing information to give to prospective buyers. An addendum could be done after the sale, but the Board feels it would be more beneficial to each buyer if they had a document stating what they would receive for the \$395. Tom will present to Walker that the \$395 includes 1) use of all STB roads, 2) access to gate codes, 3) benefits of the fire cisterns throughout STB, 4) trash dumpsters and 5) mail delivery. However, the Board will not take responsible for their private roads, only STB property. We will take care of the initial easement Walker has just built. Tom will confirm all details with Ron Walker, including finding out how many parcels he is selling and any specifics covenants he has included in these parcels.

D. Annual POA Meeting

The meeting packet has been copied and we will be mailing to all property owners on Monday. Since Rick is not at this meeting, we are not sure if a member from the TVFD will speak at the meeting. Ann will check with Rick about this and confirm details. The Dept. of Wildlife was sent an invitation, but they have not responded yet.

A motion was made to make an addendum to the bylaws (Article III, Section 3) to read that a nominee for the STB Board of Directors must receive at least 50% of the vote to be elected. Jim motioned to approve this addendum and Sam seconded the motion. A vote was taken and it was unanimously decided to amend the bylaws. Sam will draft an addendum to the bylaws that will be handed out at the picnic.

E. Accounting

Betty Sue states that we have \$101,955.13 in the STB general account and \$87,187.05 in the Piper Jaffray account.

Betty Sue reported that there are still four parcels that have not paid their 2003 dues (103, 92, 91 and 15). If they are not paid prior to the annual meeting, we will file a lien on their parcel. In addition, they will not be able to vote if they

are not current. However, they may pay at the meeting and be reinstated immediately.

There are five people who have not received their utility refunds yet because they are not in compliance with the STB covenants. Parcel 59 has a camper on it, Parcel 79 has an abandoned truck on it, Parcel 73 is delinquent in their 2002 annual dues and Parcels 4&5 has a camper on it.

V. NEW BUSINESS

A. Main Gate

The main gate has shirred off the post and is sitting to the side. It will need to be welded back to the post. Ann contacted Ron Walker and he will contact someone to fix the gate immediately. It was suggested that while we are fixing the gate, to support it better on the post. Ann will convey this suggestion on to the person fixing the gate.

B. Fire Cisterns

Two of the three fire cisterns are low on water. They were initially full. We are not sure if they are leaking or the water has been stolen. Each tank has a float in it that determines the water level. The TVFD has talked about putting chemicals in the water (to help fight the fires). We will ask if they can put up a sign that states the chemicals have been added. Mark will speak with Rick about this issue. In addition, we will ask Ron Walker if he sees anyone taking water from the fire cisterns to let the Board know.

C. Board Elections

A poll was taken from Board members if they plan on running for another term. The results were: Yes ~ Dean, Tom, Wayne and Tim; No ~ Jim, Mark, Sam and Susan. Ann notified the Board that she would not be completing her 2 year term and resigning as of June 28, 2003. Sam indicated that while he is not running again, his wife, Candi, will be submitting her nomination. Rick and Tim were not present at this meeting. It is unclear whether they will complete their terms.

VI. ADJOURNMENT

We have decided that no further meeting is needed prior to the annual meeting. We will all meet at Centennial Park at 8 a.m. on June 28 to set up for the annual meeting. The informal portion of the annual meeting is scheduled to begin at 9 a.m.

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

South T-Bar Ranch Board of Directors

Tom De

Ann K. Klapp

A Julia

Susan Revack

Rick Bott

These minutes were prepared and submitted to the Board of Directors by Susan Revack, STB Board Secretary, on June 28, 2003.