

South T-Bar Ranch Property Owners Association, Inc.
Minutes for 30 December 2023
Special Meeting of the Board of Directors

I. Call to Order

- a. A Special meeting of the STB POA Board was called to order at by Becky R. 8:01 am MT and held by conference call. A quorum was present with the following directors attending:
- Becky Renck
 - Betty Sue Cornella
 - Brenda Coon
 - Ann Eulert
 - Jeff Mancuso
 - Alice Lope
 - Brian Miller
 - Mike Wolfe
- b. Directors not in attendance:
- Patty Rico
 - Gary Lack
- c. POA Members or guests in attendance:
- Ralynn Oliver, Skip Blades, Marijane Sisson, David Sisson, Debbie Renck, Roni Reisenberg, John Graham

II. Legal – Becky R.

- Notice was received and distributed to the BOD that the Balcomb & Green attorney assigned to represent the South T Bar POA was leaving the firm. Motion was made by Mike W. to continue with the current firm, 2nd by Jeff M. Discussion included: costs of moving to another firm to bring them up to speed for the 2 years of legal counsel Balcomb and Green has provided; director opposition of the wording used in memorandums from the firm. Motion carried with a 7 to 1 approval. Ann E. opposed.

III. New Business - POA Member comments

- a. Mining at STB
- STB BoD VP Jeff Mancuso moderated a discussion on the mining issue and an email sent to the POA and adjacent property owners by Marijane Sisson stating concerns and lack of information provided to new owners. Comments were held to 3-4 minutes.
 - Skip Blades (#99 and Elk View) Expressed concern about a conflict of interest of STB POA directors who are also a member of STB Minerals LLC. Asked BoD to make their relationship with STB LLC public. In 2022, mineral rights were given over to Okapi without notice to landowners. Road use agreement was made by BoD believed to have a COI. Agreed that it is not the POA board responsibility to disclose about the mining interest BUT, for the good of STB, should have information out there but in past have not been able to rely on that.
 - Marijane Sisson (#90) Not from CO and realizes things are different here. When she did research, she was told the POA owned the mineral rights. Asking for historical clarification on STB POA and STB Minerals LLC. Feels the BoD has not been transparent or had the POA members back.
 - Alice Lope (#13 and BoD) Need to put all information on the mining issue on the website.
 - David Sisson (#90) To fix the problem now doesn't help – website was down this summer when they bought so there was no info available from the previous website.

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COI of STB BOD with regards to mining and making contracts with the mining company road use. Concerns for wildlife impact when mining.

- Jeff Mancuso (#27 and BoD) Has owned property for 20 years and there many resources out there to do due diligence on all aspects of land and rights.
- Mike Wolfe (#37 and BoD) stated that this is an information gathering process today so the BOD can respond to topics with answers to the community within its authority.
- Roni Reisenberg (Elk View) Concerns over the conflict of interest with BoD working on the agreements and contracts with Okapi. These BoD did not disclose to the community that relationship. Concerned that Okapi is not referring to most recent CDW studies or met requirements. Conflicting information given on the trips into the ranch and who is gatekeeper to hold Okapi to task.
- Brenda C. (#103-3, 104, 106 and BoD) stated that Roni R. was bringing up items regarding possible Okapi compliance matters that the STB POA BoD has no control over monitoring or enforcing.
- Betty Sue C. (#8 & 9 and BoD) has lived on ranch for 20 years, member of STB Minerals LLC and on their BoD, also been on BoD for STB POA and have always had the best interest of the ranch at heart and have never created a COI.

IV. Adjourn

Becky R. motion to adjourn at 8:45 am MT. Mike W. 2nd. Unanimously approved.