

South T-Bar Ranch Property Owners Association, Inc.
Minutes for the March 13, 2010
Regular Meeting of the Board of Directors

I. CALL TO ORDER – 8:06am

The March 13, 2010, regular meeting of the Board of Directors of the South T-Bar Ranch Property Owners Association at the Cornella Brothers Mini Storage office, 2730 N. 9th Street in Canon City, CO. President Kim Wolfe, a quorum present with the following directors attending, called the meeting to order:

- Betty Sue Cornella
- Dean Cornella
- Rene Suarez – Via Conference Call
- Kim Wolfe – Via Conference Call
- Lucy Thurston
- Anelladee Spencer – Via Conference Call

Not Attending:

- Joe Price

Others Attending:

- Rick Avena – Joined Meeting at 9:15am

II. APPROVAL OF PREVIOUS BOARD MINUTES

A motion was made by Kim Wolfe to approve the amended February 13, 2010 meeting minutes, seconded by Betty Sue Cornella. Approval of minutes with a majority; Rene Suarez abstained.

III. RATIFICATION OF ACTIONS

None.

IV. FINANCIAL REPORT

A total of 29 parcels have yet to make Annual Dues and Special Assessment payments. A duplicate invoice with interest and late payment fee information will be mailed out by the end of March.

The February Financial statement was reviewed. All expenses were within budget.

V. OLD BUSINESS

a. Committee Reports

Infrastructure: *Co-Chairs: Dean Cornella and Anelladee Spencer*
To include: Roads, Security, Trash, Mail, and Fire Subcommittees.

Nothing to report.

Legal: Co-Chairs Rene Suarez and Kim Wolfe

To include: Compliance, Grazing Lease, BLM and other Easements, Covenant Enforcement

Action: The team will wait for the BLM to reach out to us to take the next step in the easement discussion.

Communication - Joe Price, Chair

To include: Website and Newsletter Subcommittees

Please provide Susan Revack with articles so that the Newsletter can be published in April.

VI. NEW BUSINESS

Grazing Lease Renewal

Discussion was led by Rene Suarez to complete the lease for another 3-year period.

Action: Rene Suarez will check with the past grazing lease committee to discuss the 2007 lease agreement, and to ask Bill Wendt whether he would consider giving legal assistance with the 2010 version.

2010 POA Annual Meeting – Saturday, June 26, 2010

Action: Lucy Thurston to proceed with identifying and reserving a location for this summer's annual meeting.

Action: A draft of the agenda for the POA meeting will be discussed at the April Board meeting.

Board members completing their term are: Betty Sue Cornella, Rene Suarez and Anelladee Spencer.

Member Loans

Action: Kim Wolfe will work on a draft to members requesting an extension of loan repayment.

VII. POA MEMBER COMMENTS

Rick Avena requested that his letter, outlining his objections to the January 2010 Budget, be included with the meeting minutes.

Rick Avena also disagreed with the Board's interpretation of the Annual Fee increases without approval of the POA members.

VIII. RECESS OPEN SESSION – 9:33am

IX. RESUME OPEN SESSION – 9:45am

Discussion items regarding POA member requests, as well as items pertaining to the Coons and Peterson lawsuits, and the LLC member loans were discussed.

Next Board meeting will be held Saturday, April 13, 2010.

X. ADJOURNMENT – 10:10am

Betty Sue Cornella moved to adjourn the meeting. Lucy Thurston seconded. The motion passed and the meeting was adjourned.

Respectfully submitted by
Lucy Thurston, Secretary, South T-Bar Ranch POA

These minutes were prepared by Lucy Thurston, Secretary,
and were submitted to the Board of Directors for approval on April 13, 2010.