

**South T-Bar Ranch Property Owners Association, Inc.**  
**Minutes for the May 8, 2010**  
**Regular Meeting of the Board of Directors**

**I. CALL TO ORDER – 8:15 am**

The May 8, 2010, regular meeting of the Board of Directors of the South T-Bar Ranch Property Owners Association via telecom, with Vice President Joe Price presiding, a quorum present with the following directors attending, called the meeting to order:

- Betty Sue Cornella
- Dean Cornella
- Rene Suarez
- Lucy Thurston
- Joe Price

**Others Attending:**

- None

**II. ADOPTED RESOLUTIONS**

None

**VI. MINUTES APPROVED.**

A motion was made by B. Cornella to approve the amended April 13, 2010 meeting minutes, seconded by R. Suarez. Minutes approved by all directors present.

**VII. FINANCIAL REPORT**

B. Cornella briefly went over the financial statement for April. Dues Assessment status has 3 members yet to pay.

A motion was made by L. Thurston to approve additional expenses for road maintenance, D. Cornella seconded, with all members present agreeing, the motion passed. Details for this \$2,653.75 are given in the Road Committee report.

**VIII. OLD BUSINESS**

**a. Committee Reports**

**Infrastructure:** *Co-Chairs: Dean Cornella and Anelladee Spencer*

*To include: Roads, Security, Trash, Mail, and Fire Subcommittees.*

In April, the ranch had above record snow and rainfall. The opportunity to grade and maintain the roads, without the expense of water, was taken advantage of. The extra expense (over the \$500 monthly budget) of \$2653.75 for grading and road repair was approved before the committee reports.

There is significant road damage to a portion of the Hall Gulch Road. D. Cornella took a look with Ron Walker who had brought it to the Board's attention. It has been barricaded because of the damage it would cause if driven. This should be taken care of by R. Walker as agreed to in the contract he signed January 2008.

Repairs to our Trash enclosure has been completed by Ralph Spencer, with some materials provided by Butch Thurston. The Board would like to publicly thank Ralph for this volunteer work, as well as many other times he has helped on the ranch with miscellaneous jobs. This will be done in the next newsletter and at the Annual Meeting.

Curtis Eulert notified the Board via email on May 6<sup>th</sup> that he was ready to send out the annual new assigned gate codes to those vendors who regularly provide services to ranch residents. Any new requests for gate access and the quarterly POA gate code change should continue to go through C. Eulert.

**Annual Meeting:** Lucy Thurston and Board

Working on meeting location and agenda. Will need to have an Annual Meeting session before the next June Board meeting. L. Thurston to set up and send out an agenda as to what is completed and what additional topics, actions need to be covered.

**Grazing Lease:** Co-Chairs Rene Suarez

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

**Action:** Bill Wendt is completing the lease document that will be signed by Buddy Taylor and the Board. He will also follow up with Mr. Wilson who approached the Board wanting to also be considered for the leasing arrangement.

**Legal Committee:**

Coons Lawsuit: Mediation has taken place. Details of the outcome to be provided at a later date.

Peterson Lawsuit: Status quo.

## **IX. NEW BUSINESS**

T. Sorley of Parcel 31 approached K. Wolfe and B. Cornella as to POA requirements to construct a pole barn on her property.

Because it is not a dwelling no approval of plans are required, however, the Board would like to see the Site Plan showing the location with setback dimensions from the property lines.

**Director and Officer Insurance:** Because of the legal claims we have incurred, our current provider will not be renewing our policy. B. Cornella has one insurance

application to complete. L. Thurston will also see if Wells Fargo Insurance Services would like to provide a quote as another option.

**X. POA MEMBER COMMENTS**

None

**VIII. ADJOURNMENT – 9:43am**

B. Cornella made a motion to adjourn. R. Suarez seconded. The motion passed and the meeting was adjourned.

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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 June 12, 2010.