

South T-Bar Ranch Property Owners Association, Inc.
Minutes for the April 10, 2010
Regular Meeting of the Board of Directors

I. CALL TO ORDER – 8:09 am

The April 10, 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:

1. Betty Sue Cornella
2. Dean Cornella
3. Rene Suarez – Via Conference Call
4. Kim Wolfe
5. Lucy Thurston – Via Conference Call
6. Anelladee Spencer
7. Joe Price – Via Conference Call

Others Attending:

- Rick Averno
- Steve and Brenda Coon
- Patricia Rico

K. Wolfe motioned to immediately go into a closed session. Dean Cornella seconded with all in favor to adjourn the open session.

II. RECESSED OPEN SESSION – 8:12 AM

III. CLOSED SESSION ENDED – 9:10

IV. OPEN SESSION RESUMED – 9:25am

The meeting resumed with all POA attendees returning to the meeting with addition of:

- Virginia Groome
- Rick Averno
- Steve and Brenda Coon
- Patricia Rico

V. ADOPTED RESOLUTIONS

None

VI. MINUTES APPROVED.

A motion was made by K. Wolfe to approve the March 13, 2010 meeting minutes, seconded by Rene Suarez. Approval of minutes with majority; Joe Price abstained.

VII. FINANCIAL REPORT

A total of 11 parcels have yet to make Annual Dues and Special Assessment payments. The February Financial statement was reviewed. All expenses were within budget.

VIII. OLD BUSINESS

a. Committee Reports

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

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

Road maintenance carryover is now depleted. Limited roadwork maintenance to continue. It was noted that road condition in front of Parcel 90, because of water running over the road, will have to be addressed. Additional material will be needed to bring road to acceptable condition.

Grazing Lease: *Co-Chairs Rene Suarez*

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

Action: Currently working with Bill Wendt to complete lease agreement.

Legal Committee:

Coon Lawsuit: Mediation dates being worked on.

Peterson Lawsuit: Nothing new to report.

IX. NEW BUSINESS

Debt Repayment: Discussed in closed session. Various alternatives continue to be investigated and prepared for presentation at the annual meeting.

Dufford and Brown Loan: LLC to assume this loan. Verbiage to come from the LLC Management Group.

X. POA MEMBER COMMENTS

Rick Averna requested a receipt for payment of annual dues be sent to him.

Brenda and Steve Coon requested clarification of mediation draft. They also requested a receipt of annual dues.

Next Board meeting will be held Saturday, May 8, 2010.

VIII. ADJOURNMENT – 10:10am

A. Spencer moved to adjourn the meeting. R. Suarez 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 May 8, 2010.

SOUTH T- BAR RANCH POA

General Fund Balance Sheet

March 31, 2010

ASSETS

Legacy Bank /Checking	\$	5,089.71
Legacy Bank / Money Market - General Funds	\$	40,948.07
Legacy Bank / Money Market - Minerals	\$	5,409.12
Tax Refund Receivable	\$	200.00
Note Receivable / STB Minerals	\$	945,000.00
TOTAL ASSETS	\$	<u>996,646.90</u>

LIABILITIES

Accounts Payable		
Notes Payable - Dufford & Brown	\$	50,000.00
Notes Payable - Legacy Bank	\$	260,838.20
Notes Payable - Member Loans	\$	101,202.60
Est. Deferred Gain on Sale	\$	503,635.30
TOTAL LIABILITIES	\$	<u>915,676.10</u>

EQUITY

Capital Gain on Minerals Sales	\$	29,312.09
POA General Fund Balance	\$	17,245.36
POA General Fund 2010	\$	41,904.52
POA Special Assessment Fund	\$	(7,491.17)
TOTAL EQUITY	\$	<u>80,970.80</u>

TOTAL NET WORTH & EQUITY	\$	<u>996,646.90</u>
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SOUTH T-BAR RANCH POA

Summary of Minerals Income & Costs as of March 31, 2010

Summary of Mining Income & Expenses	Thru Dec 09	Jan - Mar 2010	Total 2007-2010
Income			
Income from LLC	55,000.00	-	55,000.00
Interest Income	232.75	-	232.75
Title Review Reimb	4,123.46		4,123.46
Special Assessments	5,308.80	9,931.74	15,240.54
Other	110.74		110.74
Total Income from mining activities	59,459.09	9,931.74	74,707.49
Legal Fees	\$ 467,670.95	-	\$ 467,670.95
Appraisal Cost	\$ 27,500.00	-	\$ 27,500.00
Other mining related costs	\$ 2,843.73	45.00	\$ 2,888.73
Interest Expense	40,063.71	3,683.95	\$ 43,747.66
Total Expenses related to mining activity	\$ 538,078.39	3,728.95	\$ 541,807.34
Add back estimated legal costs for POA	\$ 37,221.50	-	\$ 37,221.50
Net Mining Related Expenditures	\$ (441,397.80)	\$ 6,202.79	\$ (429,878.35)