

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

I. CALL TO ORDER – 8:05am

The July 10, 2010, regular meeting of the Board of Directors of the South T-Bar Ranch Property Owners Association was held at the Cornella Mountain Homestead. President Kim Wolfe called the meeting to order at 8:05 a.m. A quorum was present with the following directors attending:

- Betty Sue Cornella
- Dean Cornella
- Kitsi Atkinson – Via Conference Call
- Kim Wolfe
- Lucy Thurston
- Anelladee Spencer
- Julie Hawley
- Becky Renck

Not Attending:

- Joe Price

Others Attending:

- None

II. APPROVAL OF PREVIOUS BOARD MINUTES

A motion was made by A. Spencer to approve the amended June 12, 2010 meeting minutes, seconded by K. Wolfe. Minutes were approved with Becky Renck, Kitsi Atkinson and Julie Hawley abstaining.

A motion was made by B. Cornella to approve the minutes from the June 26, 2010 Turnover Board Meeting, with D. Cornella seconding. Minutes were approved.

III. RATIFICATION OF ACTIONS

None.

IV. FINANCIAL REPORT

A change in ownership of Parcel #8 was recently completed. The POA welcomes back Tom and Ann Gore.

Regarding the parcel loan extensions, nineteen had yet to respond to an extension option. More information to follow in Old Business.

The June financial statement was reviewed. All expenses were within budget. A. Spencer motion to approve the financials with D. Cornella seconding. Passed with all in favor.

V. OLD BUSINESS

Grazing Lease Renewal: *Chair: Rene Suarez*
The lease has been executed.

Action: L. Thurston will email R. Suarez to find out the status of the Exhibit A signed documents. Copies should be filed with Fremont County and originals filed in POA files.

a. Committee Reports

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

Repair by R. Walker to the Hall Gulch road damage has been completed.

Action: D. Cornella has yet to address with D. Ainsworth the weed control needed on the road by Parcel 59.

An estimate on materials to repair 3 sections of the ranch roads was presented. The total cost was \$8593.00 with a breakdown for the road from Parcel 5 up to Parcel 11 - \$5,155.80; by Parcel 13 - \$1,718.60; and by Walker Way - \$1,718.60.

Action: D. Cornella still discussing quote and options with Tallahassee Trucking.

A survey passed out at the Annual Meeting resulted in 10 parcels interested in secure cluster mail boxes. Additional information to move forward with this project will be included in the newsletter.

Legal: Chair Kim Wolfe
To include: Compliance, Grazing Lease, BLM and other Easements, Covenant Enforcement

BLM Committee:

Following the Annual POA meeting, A. Spencer received correspondence from Vera Matthews, our BLM contact, asking for an update from the 2010 Annual POA Meeting. A. Spencer replied that nothing was discussed regarding the BLM issue and suggested the BLM set up the next meeting date with the POA via an email or phone call.

R. Renck and K. Atkinson volunteered to work on the BLM committee.

Action: A. Spencer to request a meeting with the BLM to include all their decision makers.

Communication – Chair J. Hawley

To include: Website and Newsletter Subcommittees

Assignment of newsletter articles and deadline of July 15, 2010 to J. Hawley.

<u>Topic</u>	<u>Author</u>
President's message	K. Wolfe
Board election results	J. Hawley
CCIOA or LEC vote result and implications	K. Wolfe
Mail Box Survey	A. Spencer
Fire Update	G. Lack
Gate Code Reminder- graphic	J. Hawley
Perseid meteor shower 8/12-13	J. Hawley
Mining News	K. Wolfe
New Owners	L. Thurston

VI. NEW BUSINESS

Security

A request to consider changing the Gate Code because of a breach of security was presented to the Board. Discussion resolved to leave code as is and to include an article in the newsletter regarding the importance of safeguarding the owner code.

Member Loans

Action: K. Wolfe will reply to Parcel owner's request for payment.

Black Range Minerals Request

BRM has requested access to the ranch roads and would like an agreement with STB POA.

Action: K. Wolfe will contact BRM and request a draft of a proposed agreement for the board's consideration.

Action: B Cornella to provide the past charges when BRM was accessing the roads for core drilling.

R. Averno Lawsuit

K. Wolfe informed the board that she had a telephone conversation with R. Averno regarding his small claims lawsuit. Following discussion that examined the potential cost to the POA of pursuing the lawsuit versus the cost of agreeing to settle Mr. Averno's claim, K. Atkinson moved to approve settling the claim out of court. . A

Spencer seconded. All were in favor. Kim Wolfe will contact Mr. Averna and ensure that the case is properly dismissed.

VII. POA MEMBER COMMENTS

None

VIII. ADJOURNMENT – 11:45am

J. Hawley moved to adjourn the meeting. D. Cornella 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 August 14, 2010.