

South T-Bar Ranch Property Owners Association, Inc.
Minutes for the July 18, 2009
Regular Meeting of the Board of Directors

I. CALL TO ORDER – 7:05am

The July 18, 2009, regular meeting of the Board of Directors of the South T-Bar Ranch Property Owners Association was called to order at by President Kim Wolfe at the South T-Bar home of Dean and Betty Sue Cornella in Cañon City, CO. A quorum was present with the following directors attending:

- Betty Sue Cornella – In Person
- Dean Cornella – In Person
- Kim Wolfe – In Person
- Anelladee Spencer – In Person (left early)
- René Suarez – Via Conference Call
- Lucy Thurston – Via Conference Call

Others Attending:

- Ann Eulert – In Person
- Steve Coon – Via Conference Call
- Wanda Osgood – Via Conference Call
- Mark Osgood – Via Conference Call
- Rick Avena – Via Conference Call

II. REVIEW OF MINUTES FROM PREVIOUS MEETINGS

Betty Sue Cornella moved to approve the draft minutes of the June 27, 2009 regular meeting of the South T-Bar Ranch POA Board of Directors as presented. Dean Cornella seconded. There were none opposed and the motion passed.

Kim Wolfe motioned to table the review of the June 27, 2009 Annual Meetings minutes to the next board meeting for further review. Betty Sue Cornella seconded and the motion passed unanimously.

III. RATIFICATION OF ACTIONS

As there were none, no action was taken.

IV. BUDGET REPORT

Treasurer Betty Sue Cornella reviewed the budget which had not changed since presented at the Annual Meeting except for the invoice payment of insurance for liability. The following are all in budget and presented as an FYI:

- One property in Hall Gulch has not paid 2009 Road Use fee.

- Lone Wolf invoice for 3rd quarter has been revised to reflect the use of a fourth dumpster. Payment due in the amount of \$855.50.
- Insurance invoice for General Liability and Director and Officer coverage is due in the amount of \$1850.00.

Charges from Hindemann Sanchez for general business - \$297.00, lawsuit counter claim - \$214.50, and lawsuit deduction of \$1000.00. Betty Sue Cornella made a motion to approve the total invoice payment of \$1511.50. Anelladee Spencer seconded. The motion passed with all in favor.

V. OLD BUSINESS

a. Road Contracts

A meeting with Dan Ainsworth to discuss the contract amendment had been set up to follow the Board Meeting and would include Dean Cornella, Betty Sue Cornella and Kim Wolfe.

b. Roads Usage Fees

All properties have paid for this fee for 2009, with the exception of a Hall Gulch parcel. Discussion on moving forward regarding the set up in place for owners of parcels in Elk View and Hall Gulch to pay the yearly road use fee took place.

ACTION: Kim Wolfe will research history and other processes to carry these fees forward when non-STB parcels are sold.

c. BLM Easement Committee

Rick Avena notified the BLM of the background of the STB and BLM and the change of leadership at STB after the past Annual Meeting.

d. Other Committee Reports – Trash

Anelladee Spencer called Lone Wolf Trash to advise them of new gate code and use of an additional dumpster (4 now being used). Also that Bar J no longer used our facility. Lone Wolf is also the vendor for Bar J Ranch for their trash.

Also, Anelladee would be talking to Jean Hawley regarding her discussion with the Postmaster. Cluster mailbox upgrade was brought up at the Annual Meeting to again consider.

VI. POA MEMBER COMMENTS

Rick Avena inquired about the Petition to the Board regarding the Articles of Incorporation. Deferred to item in New Business portion of meeting.

POA Member Comments: Request a Special Assessment consideration versus the percentage increase suggested by the Budget Task Force report. Since Joe Price was not attending this meeting discussion did continue.

My phone dropped connection at this point – Lucy

VII. NEW BUSINESS

a) HB 1389

i) Reserve Study

Betty Sue Cornella said that the biggest cost on the ranch is the roads. A past board's stab at looking at the necessity of a reserve fund showed different view points on what would be necessary road work (regravel and culverts being the biggest cost) and the cost involved.

Concern that we're following the CIOAA requirements with regard to HB1389 which would admit that we're accepting we are not a Limited Expense community.

The Reserve Study will be tabled until the next Board Meeting in August.

ii) New Committee Chairs/Structure

All committees will now be structured that the chair will be a Board Member.

Annual Meeting Committee– Chair Lucy Thurston

Finance Committee – Betty Sue Cornella

To include: Budget Task Force, Reserve Study

Communication Committee -??

To include: Website, Emails, Newsletter

Infrastructure Committee: Co-Chairs Dean Cornella and Anelladee Spencer

To include: Roads, Security, Trash, Mail

Legal Committee: Co-Chairs Renee Suarez and Kim Wolfe

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

ACTION: Kim Wolfe to write up an informational POA Blast announcing the new structuring and ask for volunteers to assist with one or more of the committees. Lucy will send the write up out via email and slow mail to the POA.

b. Follow up from Annual Meeting

i) Filing of Ratified Amended Articles

Articles were ratified by a vote, so no action on the petition was necessary. An attending POA member did not agree that the vote was legal.

ii) Budget Task Force was discussed under POA Member comments earlier in the meeting.

c. Grazing Lease Renewal

Renewal comes up in February. Legal Committee will start the process, making note how the mineral rights might affect the contract this time.

d. Newsletter "Assignments"

Each committee should take responsibility to have a draft article(s) by next board meeting.

e. Additional Agenda Items

i) A request to give web site access back to Wanda and Mark Osgood. Kim Wolfe made a motion to restore all web access to Mark and Wanda Osgood. Discussion proceeded. Clarification on what is and is not appropriate on the Forum would be made public and consistent for all POA members, along with one strike and you're out rule. Anelladee Spencer seconded. The motion passed with 4 in favor and 2 abstaining.

ii) LLC Minerals Letter

Tom Poole sent letter to Board notifying that Betty Sue Cornella's 1 year term on the LLC had expired on June 20, 2009. The LLC requested that the POA Board accept that Betty Sue Cornella would be elected for another term on the LLC from June 20, 2009 to June 20, 2012. The motion was made by Anelladee Spencer to (verbage here please) confirm the LLC's request. Lucy Thurston seconded. Vote passed with 4 in favor and Dean Cornella and Betty Sue Cornella abstaining.

ACTION: Kim Wolfe would reply to the LLC of the acceptance of their request, but also add comments that the Board would like to see positions coming to term end by a notice of at least 4 months.

At 9:31am, the open meeting was adjourned for a 15-minute break before the closed session would start.

VII. Closed Session – 9:45am

Anelladee Spencer left the Board meeting at 10:25am.

VII. Open Session Resumed - 10:29am

Kim Wolfe resumed the open part of the meeting. There was no actions taken during the closed session. Steve Coons was called to return to the session and with no additional actions agreed to leave the meeting before adjournment.

Mark Osgood was then called to return to the meeting and advised that the closed session did not require any further actions stayed to the adjournment.

VIII. ADJOURNMENT – 10:50am

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

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