

**South T-Bar Ranch Property Owners Association, Inc.**  
**Minutes for the October 10, 2009**  
**Regular Meeting of the Board of Directors**

**I. CALL TO ORDER – 7:07am**

The October 10, 2009, regular meeting of the Board of Directors of the South T-Bar Ranch Property Owners Association was called to order by President Kim Wolfe. A quorum was present with the following directors attending:

- Betty Sue Cornella
- Dean Cornella
- Joe Price – Via Conference Call
- Kim Wolfe – Via Conference Call
- Lucy Thurston – Via Conference Call
- Anelladee Spencer – Via Conference Call
  
- Renee Suarez – Not in Attendance

**Others Attending:**

- Steve Coon
- Brenda Coon
- Mark Osgood

**II. APPROVAL OF PREVIOUS BOARD MINUTES**

Approval of the September 12, 2009 Board Meeting minutes was motioned by Betty Sue Cornella, seconded by Anelladee Spencer. Minutes approved unanimously.

**III. RATIFICATION OF ACTIONS**

None.

**IV. FINANCIAL REPORT**

Charges from Hindman Sanchez in the amount of \$235.00 and a Road Maintenance invoice of \$1208.00 for materials and freight (work done on eroded ditch on Rock Hollow Road were presented for payment. Anelladee Spencer motioned to approve the payments, with Dean Cornella seconding. The motion passed with all in favor.

Action: Kim Wolfe to place an agenda item to handle outstanding road fee payments from parcel owners not part of South T-Bar POA; and to discuss these options with Ron Walker.

## V. OLD BUSINESS

### a. Revenue Task Force

Joe Price and Betty Sue Cornella continue to meet with Legacy Bank to work toward loan extension and details.

### b. Reserve Study Policy

Discussion tabled until the November 2009 Board meeting

### c. Committee Reports

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

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

The Infrastructure Committee to request that additional road grading and gravel work be done on the hill between the intersection of South Tallahassee Trail and South T-Bar Trail up to Sphar Court and South T-Bar Trail. All of the ranch roads need gravel on sides of the road graded back onto the road proper.

**Action item from September 2009 meeting.** Dean Cornella talked to Ron Walker and Dan Ainsworth regarding the locked gate on the Hall Gulch road. This gate was put up by Ron Walker to keep people out of the quarry site. It is not locked and Dan Ainsworth has been able to access the road beyond when needed.

Along this same line, what is the set up for the locked gate at the back of the ranch is accessible for emergencies and Tony Revack has the key to that gate.

Anelladee to proceed with the possibility of setting up the cluster mailboxes for South T-Bar residents. Betty Sue Cornella informed the Board that there is a new Canon City Postmaster; and maybe the possibility of the mail delivery being extended to the ranch gate could be reconsidered.

**Action:** After Dean Cornella talks to Dan Ainsworth, he will email the details to the Coon's of an additional culvert needed on their property.

#### **Communication** - Joe Price, Chair

*To include: Website and Newsletter Subcommittees*

The newsletter is due.

Joe Price is trying to contact Marcee Perlman by telephone and will now reach out with an email to get her assistance to complete Fall newsletter.

**Action:** Board members please get articles into Joe Price so newsletter can go out this month.

**Legal:** Co-Chairs Renee Suarez and Kim Wolfe

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

No new information regarding the BLM easement to report. In the newsletter, an article will be included to ask for volunteers for this sub-committee, as well as other committees.

## **VI. NEW BUSINESS**

September 29, 2009 Letter to STB from William and Maureen Hickey

Reviewed the letter received and reply to the Hickey's by Kim Wolfe.

South T-Bar Offsite Storage Consideration

Lucy Thurston requested consideration to have a rental storage unit to archive all the historical paper documents and files from the POA inception. Concern about the deterioration of documents was brought up. Betty Sue Cornella has all her records in plastic containers. Secretarial records are currently in file boxes. Lucy Thurston could get access to two lateral file cabinets to store documents in for safer keeping in an offsite storage space. Also will confirm how much of these documents are scanned and saved to USB drive.

Kim Wolfe will put this expense item in 2010 budget.

## **VII. POA MEMBER COMMENTS**

Mark Osgood asked for clarification of what the Directors and Officers insurance would pay pertaining to the Coon lawsuit.

Brenda Coon would like to know when the minutes and attachments would be brought up to current status and kept updated in a timely manner. Lucy Thurston committed to having this done before end of October 2009.

Mark Osgood would like to remind the BLM Easement Committee that there were other members who should be considered as well as Rick Averno on this issue.

Kim Wolfe suggested that an article or notice in newsletter be included on Protective Covenant X pertaining to recreational vehicles, camper units and tents used for vacation camping for periods not to exceed ninety (90) consecutive days in any calendar year.

## **VIII. CLOSED SESSION – 8:26 am**

## **IX. OPEN SESSION RESUMED - 9:25 am**

Kim Wolfe resumed the open part of the meeting. There were no actions taken during the closed session. No attending POA members requested to be called back to the open session unless there were issues to be voted on.

## **X. ADJOURNMENT – 9:26 am**

Next Board meeting will be held Saturday, November 14, 2009. Anelladee Spencer moved to adjourn the meeting. Betty Sue Cornella 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 November 14, 2009.