

**South T-Bar Ranch
Board of Directors Minutes
February 10, 2007**

I. CALL TO ORDER

The Board meeting was called to order at 9:05 am by President Ann Eulert. .

II. INTRODUCTIONS

Directors present: Virginia Groome, Lucy Thurston, Betty Sue Cornella, Gary Hawley, Mark Trotta, Jack Davis, T. Revack, Gary Lack and Jan Cressman., (telephone).

Others attending: Ted Groome, Lynn Fish, Terry Hartman, and Charlie the Dog.

III. POA MEMBER COMMENTS

L. Fish spoke in support of the road maintenance work done by B. Taylor, D. Ainsworth, and the Road Committee during the past week in spite of the extreme winter so far experienced on the ranch.

T. Hartman reported that he had major issues with the snow removal efforts because he was unable to get to and from his home on the ranch. There needed to be better removal of the snow drifting. Significant road damage was caused by the grader being used and not the dozer. He would also like to have the Board reimbursement him \$500 for the 3 weeks he could not get to his home and the inconvenience it caused to him and his family. Also had a concern about the relationship he saw between the Road Committee and the vendor. The Road Committee should step up and require the necessary equipment be brought in by the contractor to keep the roads open, and should consider gravel purchasing be procured at the best price for the board and not for the convenience of the contractor.

T. Groome wanted to be on record that he was very unhappy with the situation the Hartman's were put in because of the road conditions. Colorado has always had severe weather conditions and the road contractor should have the required equipment to handle these situations. D. Ainsworth should always communicate with the Road Committee if he cannot keep up with road clearing. There are also invoicing discrepancies regarding billing for equipment he is using and they should be addressed. T. Groome recommended the Board reimburse the Hartman family for \$2,000.

At this time, L. Fish, T. Hartman and T. Groome left the meeting.

There was discussion among the Board members regarding the reimbursement issue. G. Hawley motioned that the Board did not have the responsibility to reimburse any property owner (including the Hartmans) for inconveniences caused by the inability to keep roads open because of the unusual snow conditions during January. G. Lack seconded. Those opposing the motion: V. Groome. Those in favor of the motion: Remaining Board members.

Road Committee will meet and evaluate the road maintenance issues and present at a future Board meeting. There should be responsibility on the part of residents at the ranch to communicate their road clearing issues to the Road Committee.

ACTION: Road Committee to meet with D. Ainsworth and report at the March 3rd Board meeting.

IV. BOARD MINUTES

- November 4th minutes were reviewed. G. Lack motioned to approve as amended. M. Trotta seconded. Minutes were approved unanimously.
- November 11th minutes were reviewed. G. Lack motioned to approve. Motion was seconded and minutes were approved unanimously.

V. COMMITTEE REPORTS

A. Road Maintenance cont.

- Invoice for January was discussed.
- Phone and electrical boxes on Miracle Mile will be marked for high snow drifts by Sangre de Cristo. Prior to snow removal, the contractor advised the Roads Committee that electrical and phone boxes were not visible and may be damaged during snow removal. The Roads Committee agreed that the POA would be responsible for any damage. There was damage of \$1,000 to one tap box during snow removal, therefore responsibility for replacing equipment would be paid by the POA.
- A. Eulert motioned to pay the January road maintenance invoice and discuss with Dan the concern between the contract wording and what is billed. J. Davis seconded with all members in favor.
- M. Trotta motioned to clarify the current contract regarding equipment and appropriate charges with D. Ainsworth. G. Lack seconded with all members in favor.

B. Legal/Infrastructure – G. Lack, A. Eulert

- G. Lack motioned to give the finalized SB100 documents, with changes, to HindmanSanchez. M. Trotta seconded with members all in favor.
- **ACTION:** An Owner Education article should be written regarding SB100 and 89 Policies and Procedures for the newsletter by G. Lack
- Conflict of interest rule should be reviewed and prepared for signatures.
- The subdivision of units was discussed since one of the property owners who had a parcel for sale was advertising that it could be divided. A declaration to subdivide should be presented to the Board. Each parcel cannot be less than 35 acres per covenants.
- **ACTION:** Motion to draft a letter to R. Walker re CIOA provisions and requirements. L. Thurston seconded with all members in favor.
- Additional procedures. Additional procedures Variance Request, Building Plan Review, and Communication Guideline. M. Trotta moved to approve all three and give to HindmanSanchez as approved. G. Lack seconded with all members in favor.

C. Web – J. Davis

- A. Lane's expenses need to be invoiced for his work on the web site. J. Davis motioned to approve payment of expenses up to \$400 once the invoice was received. If more than \$400 J. Davis should inform the Board via email to expedite payment and finalize this expense issue. M. Trotta seconded with all members in favor.

- Presentation of web site options were discussed. G. Lack motioned to accept Nord as our web provider and agree to a year's contract. M. Trotta seconded with all in favor.
- Discussion continued and recommendation was made for all members to visit the draft web site to review the vendor's product. www.home-owners-assoc.com/south-t-bar. Private areas could be entered using the password eulerc.

D. Trash/Mail – V. Groome,

- Report of dumpster monitoring was presented. (attached)
- Trash enclosure has been left unlocked.
- Recommendation was made to reduce 8 dumpsters (2 medium and 6 large) to 5 large dumpsters. V. Groome said that if we gave Lone Wolf 2 weeks notice, we could obtain additional dumpsters if needed. M. Trotta motioned to proceed with the dumpster reduction. G. Lack seconded with all members in favor.
- Resident volunteers are needed to take turns shoveling out the dumpster area so that Lone Wolf can always access dumpsters to clean out. G. Lack, G. Hawley, T. Revack, C. Eulert and T. Groome all volunteered.
- V. Groome would write a newsletter article regarding trash changes.

E. Security – V. Groome

- Snow accumulating under the gate can cause it to power off. To reset, cover has to be taken off of power box.

F. Newsletter – J. Cressman

- Deadline for articles is February 14th
- Subjects: property listing, wild life, new neighbors, weather, real estate report, pictures of snow conditions and trash article.

G. Financials – B. Cornella

- 23 parcels' have dues outstanding with the second notice to go out week of March 5th
- The 2006 Financial Statement was presented. Motion was made, seconded and unanimous approved.
- January 2007 Balance sheet was also presented.
- A proposal to invest a portion of the reserve monies into a 90 day CD was discussed. \$20,000 invested in a 90 day CD, \$40,000 in a 30 day CD, \$60,000 in a 30 day CD. Currently money market is paying 1.25%. A motion was made to invest \$48,000 in a 6 month CD and \$10,000 in a 30 day CD. V. Groome seconded. The motion passed unanimously by the Board.
- Board member compensation had been approved by previous board members. G. Hawley recommended that the compensation be approved as is, but members could voluntarily return their compensation to the POA. Checks would be issued to board members at the March Board meeting. The next Board voted in at the 2007 Annual meeting could address continuation of this compensation.

H. Secretarial – L. Thurston

- Nothing to report.

I. Fire – Gary Lack

- No report.

J. Grazing Lease – G. Lack

- Final draft is attached with no significant changes in terms.
- Exhibits will be mailed out to Elk view Hall Gulch and Freemont parcel owners..

K. BLM Right of Way and Easement – G. Lack

- Search is going on to find the original Power of Attorneys. Will check with Land Properties to see if they have them.
- A. Eulert was advised that the Power of Attorneys that had been sent out to selected property owners were forwarded to L. Greer. No copies were ever forwarded to the STB POA. The current contact at the BLM would continue to look through Mr. Greer’s files to locate these documents.

L. Mineral Rights

- Question regarding mineral rights has been resolved.
- Committee disbanded.

M. Covenants – G. Hawley

- No report.

VI. NEW BUSINESS

- A.** A. Perry’s requested to prepay her annual dues for 3 years. Motion to waive, in advance, late fees if association dues should be increased during the years. Motion passed unanimously.
- B.** Discussion to reduce costs for the Annual Meeting was discussed. A motion to have the meeting on the ranch was made by L. Thurston. V. Groome seconded. Motion passed unanimously. Considerations for the location would be possibly the fire station, Groome’s hay barn or R. Walker’s horse barn. A potluck lunch would be set up. G. Lack motioned to have the Board provide hot dogs and hamburgers, buns, condiments, beverages and paper products. L. Thurston seconded. Motion passed unanimously. Two portapotties at \$60 each would need to be rented.

VII. Adjournment

A call for adjournment was made by G. Hawley at 12:05pm, seconded by V. Groome and unanimously approved.

South T-Bar Ranch Board of Directors

Ann Eulert, President

Gary Lack, Vice President

Betty Sue Cornella, Treasurer

Lucy Thurston, Secretary

Jack Davis

Jan Cressman

Virginia Groome

Mark Trotta

Gary Hawley

These minutes were prepared and submitted to the Board of Directors by Lucy Thurston, STB Secretary, on Saturday, April 14, 2007.