

South T-Bar Ranch
Board of Directors Minutes
April 14, 2007

I. CALL TO ORDER

The Board meeting was called to order at 9:00 am by President Ann Eulert. Directors present: Lucy Thurston, Betty Sue Cornella, Gary Hawley, Mark Trotta, Jack Davis, and Gary Lack and Jan Cressman. Absent: Virginia Groome and Jan Cressman. Others attending: Curtis Eulert.

II. INTRODUCTIONS

III. POA MEMBER COMMENTS – No POA members comments.

IV. BOARD MINUTES

February 2007 minutes were reviewed. G. Lack motioned to approve the February 2007 minutes as amended. M. Trotta seconded. Passed without objections.

March 2007 minutes were reviewed. M. Trotta motioned to approve the March 2007 minutes as amended. G. Lack seconded. Passed without objections.

Virginia Groome resigned from the Board effective April 11, 2007. L. Thurston motioned to approve V. Groome's resignation. G. Hawley seconded. Motion passed with all in favor. The Board determined that there was no need to try to fill the vacancy this late in the year.

V. COMMITTEE REPORTS

A. Web Site – J. Davis, C. Eulert

- C. Eulert presented a Request for Variance form to be posted on the web page. The Board requested that the second Article X be removed before posting. J. Davis motioned to approve the web page form as amended. G. Hawley seconded. Motion was approved without objections.
- C. Eulert proposed a section of the web page for realtors requiring certain information. This was requested by a realtor who came up with the attached list of items that help provide information to prospective buyers of STB property. In order to access this web page, realtors would have to register just as property owners register. After approval by the Webmaster, they would have access. **Action:** M. Trotta would work with C. Eulert on wording for a disclaimer to attach to this realtor section. Disclaimer should state that potential buyers should be escorted by a Realtor when viewing property on the ranch. Realtors who give out the gate code will have their registration on the web site revoked. A motion to approve realtor's access to all items requested except Gate Codes, plus the Grazing Lease, was made by G. Hawley. J. Davis seconded and the motion was approved unanimously.
- C. Eulert said that the South T-Bar Handbook was ready to post. This handbook was originally given to owners as a guide to the area and helpful STB documents to have handy. C. Eulert requested the Board give the Web Committee the

authority to proof this property owner's tool and post it on the web page. This request was approved by the Board.

B. Finance Committee – BS Cornella

- There remain 3 owners with dues outstanding. Notices have gone out to them with penalties and late fees included.
- There are 7 checks still outstanding from the Utility Fund account. B. Cornella will begin contacting these people and requesting that they cash the checks so she can close the account.
- March 2007 financials (attached) were presented to the Board. M. Trotta motioned to approve the Treasurer's Report. G. Hawley seconded. Motion passed all in favor.
- A revised 2007 Operating Budget was proposed to the Board (attached) because of changes in Income for Annual Assn Dues, interest, and trash income. Under Expenses changed: Board, Annual Meeting, Trash, Gate and Road expenses. G. Lack motioned to approve the Revised Operating Budget. M. Trotta seconded and the motion passed with all in favor.

C. Road Committee – M. Trotta, G. Hawley

- On April 7, 2007 D. Ainsworth requested a correction to the final year of his contract. The contract hours for the coming year are reduced from 25 to hours to 20 hours. The Contract shows the billing rate for Over Time hourly rate at \$75.00, but the Rate is actually \$80/hour. L. Thurston motioned to accept the hourly charges for the third year of the contract. J. Davis seconded and the motion passed without objections.

D. Newsletter – J. Cressman

- Please send your articles for June newsletter to Jan before April 30th.
- G. Hawley to author an article regarding the Building Covenants.
- Need to include an article that says to contact the Secretary if you have not received your Annual Meeting announcement.

E. Legal/Infrastructure G. Lack

- No Report

F. Grazing Lease – G. Lack

- Ten signed exhibits have been received. Two exhibits have returned with incorrect addresses and one property was sold and has to be sent to new owners.
- Discussion on where the Grazing Lease should be recorded; to both the County and Assessor departments? Action: M. Trotta will research how the Grazing Lease should be recorded, by names or lots, and report to the May Board meeting.

G. Mineral Rights – G. Lack

- A. Eulert received an email, as President of the POA, from Kevin Heinicke from Contex Energy of Denver, CO asking if we were interested in leasing the mineral rights of South T-Bar to them so they could explore for uranium. **Action:** A. Eulert to compose a reply letter to Contex that we are not interested.
- J. Davis proposed that we need documentation to show that the mineral rights are assigned to South T-Bar. There is conflicting documentation on this matter and we should be prepared with correct legal information and papers.

Action: G. Lack will research records at the County Recorder to show the paper trail of the transfer of mineral rights to STB, and will report at the May meeting.

H. BLM Right of Way/Easement – A. Eulert

- A. Eulert reported on the status of the Powers of Attorney copies that Land Properties had requested of STB members 2 years ago. Currently there are 25 copies located. Five have not been found and 5 have changed owners in the past two years. There is one STB property owner who has refused to consider the easement. The information was forwarded to the BLM to handle. If the parcel owner still declines the easement after discussions with BLM, G. Hawley will contact him to discuss further.

I. Annual Meeting – June 30, 2007

- Speaker invitation will be sent out to Bob Carochi. Special invites will be extended to Dan Ainsworth and the Taylors.
- The Board went over the various documents that would be mailed, placed on the web site, or available at the Annual meeting. There will be just one invitation sent out to all Property Owners and residents of parcels associated with the STB and addressed to “friends and neighbors”. The final draft will be ready at the May meeting. Preliminary agenda was firmed up, directions to meeting place approved. Duties of the Board, 2006-2007 Bylaw Changes and Annual Meeting packets were also approved for the meeting.
- All contents for the mailing will be ready by May 12 Board meeting for envelope stuffing and mailing.

J. Secretarial – Lucy Thurston

- No report

K. Covenants – Gary Hawley

- No report.

L. Fire – Gary Lack

- No Report

M. Trash/Mail – Betty Sue Cornella

- No Report

N. Security – Ann Eulert

- G. Lack and G. Hawley need security training to take over T. Revack duties. A meeting will be set up with C. Eulert to go through the details.
- Action: G. Hawley will check with V. Groome regarding T. Revack’s envelope which she is supposed to have. He will also check to see if she wants to continue to keep an envelope in her barn.

VI. OLD BUSINESS

- A.** The Board reviewed the 2006/2007 Board Goals. (Attached)

VII. NEW BUSINESS

- A. A motion was made to move M. Trotta into the 2 year term that started with the 2006 POA meeting and assign T. Revack to the one year term. G. Hawley seconded with the motion carrying unanimously.
- B. The next meeting will be May 12th.

VII. ADJOURNMENT

A call for adjournment was made by G. Lack at 12:40pm, seconded by G. Hawley 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

Tony Revack

Mark Trotta

Gary Hawley

These minutes were prepared and submitted to the Board of Directors by Lucy Thurston, STB Secretary, on Saturday, May 12, 2007.