

**South T-Bar Ranch
Board of Directors Minutes
March 3, 2007**

I. CALL TO ORDER

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

II. INTRODUCTIONS

III. POA MEMBER COMMENTS – No POA members' comments.

IV. BOARD MINUTES

February 2007 minutes were tabled to April. The draft of December 9, 2006 Annual POA meeting minutes were reviewed. They will be placed on the web site and approved by the POA at the June Annual meeting.

Tony Revack's resignation letter was read. A motion to approve T. Revack's resignation from the Board was made. Approved: A. Eulert, M. Trotta, V. Groome, G. Lack, J. Cressman, J. Davis, G. Hawley. Opposed: L. Thurston, B. Cornella.

V. COMMITTEE REPORTS

A. Web Site – J. Davis, C. Eulert

- J. Davis forwarded A. Lane's web hosting expenses to Treasurer for reimbursement
- Action to obtain the STB domain name from A. Lane.
- C. Eulert demonstrated the new web site to the Board.
- Suggestions for the web site were:
 - Event Page: Include Fire Dept. and EMS mtgs., and other events of interest to POA members.
 - Business Classified ads: Fees should include publication in newsletter and web site.
 - By laws and covenant tab available to public.
 - Links page – including links for DOW and BLM.
 - Make it clear that Photo Albums are public.

G. Lack complimented the committee on the STB's new web site for board minutes. Also motioned to accept the web site as an official STB web site. M. Trotta seconded. All members were in favor.

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

- M. Trotta presented and explained the February invoice (attached).
- M. Trotta and G. Hawley explained the January expenses that were questioned. After discussing with Tallahassee Trucking, no changes were made to the January invoice.

- G. Lack motioned to accept and pay this invoice. M. Trotta seconded. Opposed: V. Groome; remaining Board approved. Motion passed.
- M. Trotta explained the Equipment Rate sheet that was proposed as an addendum to the Maintenance Road Contract. This was a result of January equipment billing discussion and interpretation.
- Road Committee read and explained a letter from D. Ainsworth, road contractor regarding his frustration with recent criticism of his work. The Roads Committee requested that, effective immediately, all complaints, compliments, comments or requests regarding the roads be directed to A. Eulert.
- L. Thurston made a motion to approve February Invoice. B. Cornella seconded. Opposed: V. Groome; In Favor: Remaining Board members.
- G. Hawley motioned to authorize the Road Committee as the sole supervisors and directors of road maintenance work, except in an emergency. J. Davis seconded. The motion passed with a unanimous vote.

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

- Owner Education & Disclosures – A. Eulert has posted on the STB web site the required Disclosures of the SB 100.
- Action: G. Lack to write an article for the newsletter directing owners to the published disclosures on the web site.
- Variance Request had been mistakenly approved at the February Board meeting. G. Hawley motioned to accept the Variance Request for the disclosures. G. Lack seconded with the motion passing unanimously.
- By laws – Article III, Section 3. Wording regarding qualifications needed to serve on the Board, especially in regard to non-owners at STB was questioned. After discussion, B Cornella motioned to define the Section 3 Board member qualifications to read that property owners, STB residents or non-STB owners who pay dues to the South T-Bar POA be eligible to run for Board member positions. G. Lack seconded. Motion passed unanimously.

D. Annual Meeting – June 30, 2007

- R. Walker has invited the POA members to hold the Annual Meeting on Parcel 90. It will have electricity, water, parking and coverage in the event of weather. G. Lack motioned to accept this offer. L. Thurston seconded. It passed unanimously.
- Agenda was finalized to include, besides committee reports, Game Warden speaker, vote on by law changes to Article III, Section 3.
- All contents for the mailing was be ready by May 12 Board meeting for envelope stuffing and mailing.

- **Action:** Post both current version of By Laws and By Laws with changes, making sure to make the changes easily readable.

E. Trash/Mail – V. Groome,

- Quarterly invoice was reviewed for payment
- Inappropriate trash was again found. This time a swing set which had to be cut up to be picked up. Sleuthing by V. Groome uncovered a suspect.
- **Action:** Write an article again highlighting trash etiquette and that the sheriff has been notified of evidence identifying potential illegal trash suspects.

F. Security – V. Groome

- G. Lack and G. Hawley need security training to take over T. Revack duties. The key for Sangre has been placed in a key safe on the power pole. Sangre has been notified of the combination to the key safe.
- Letter was sent to Heritage Realty regarding their invitation to prospective buyers to come to South T-Bar and “go exploring”. Delilah Peak and Autumn Creek also sent letters to Heritage requesting that they refrain publishing their gate codes.

G. Newsletter – J. Cressman

- Additional articles to include in the March newsletter should be sent to J. Cressman by March 7th.
- March newsletter will be sent out by March 9th
- June newsletter should be finalized at May 12th meeting

H. Financials – B. Cornella

- 17 parcels’ dues are outstanding, second notice to go out week of March 5th
- Bar-J trash invoice should be mailed to D. Britton. **Action:** V. Groome will contact D. Britton to confirm number of parcels that have owners. She will also inquire as to how trash lock combination has been communicated to those owners.
- B. Cornella has invested \$48,000 into a 3-month CD at 6% interest, to mature June 2007. \$700. Another \$10,000 was invested into a money market account at 3.975%.
- B. Cornella requested approval to move the checking account to the Legacy Bank (where the investments had been made) to make for easier transfer of monies. So approved without objections.
- B. Cornella also has been investigating hiring a new CPA for POA audits. She requested approval to hire Bob Hamby at the same fees as the previous CPA. Approved without objections.

I. Secretarial – L. Thurston

- **Request to change the dates** of Board meetings for April and May. Agreement was made to hold meetings on April 14th and May 12th.

J. Fire – Gary Lack

- No report.

K. Grazing Lease – G. Lack

- Exhibits have been mailed out to non-property owners
- Contract has been given to the Taylor’s for review.

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

- No report.
- 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.

M. Covenants – G. Hawley

- Attached is a letter to R. Walker addressing his sale of parcel 90 and the covenant requirements, if he should divide this parcel.

VI. OLD BUSINESS

Checks would be cut to pay the Board for their services. A motion was made to change the description from board member compensation to board member expense consideration. All members voted in favor.

VII. NEW BUSINESS

Next Board Meeting – April 14th with B. Cornella treating us to donuts.

VII. ADJOURNMENT

A call for adjournment was made by G. Cornella at noon, seconded by G. Lack 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, April 14, 2007.