

**South T-Bar Ranch
Board of Directors Minutes
February 4, 2006**

I. CALL TO ORDER

Ann Eulert called the Board meeting to order at 9:10 am. Directors present: Betty Sue Cornella, Virginia Groome and Lucy Thurston; by telephone: Mark Sobczak, Jack Davis, Bill Wendt, Ann Eulert, and Jan Cressman.

II. BOARD MINUTES

December 2005 minutes were discussed and corrections made. B. S Cornella motioned to have the December minutes approved as amended. V. Groome seconded, all approved the minutes as amended.

III. POA MEMBERS OPEN FORUM

No POA members were in attendance. However, correspondence from Curtis Eulert was read to the Board by A. Eulert regarding the suggestion to add an actuator for the other gate. Currently a pad lock is used by emergency vehicles to access the manual gate in case of power outage. A low cost option in cases of a power outage would be to use more than 2 padlocks on a chain on manual gate.

V Groome's research on costs to install a commercial swing gate operation:

Replace damaged gate	\$1425.00
Battery pack back up	375.00
120V Heater	55.00
Control Boards for 2 Gates	400.00
Freight and Tax	120.00
Cement/Wiring Supplies	100.00
Labor	300.00
Total Costs	<hr/> \$2775.00

Concern that all 4 loops were not functioning and would be looked into by the Road Maintenance Committee with contract carry-over hours used if necessary.

Short discussion followed with J. Davis proposing to repair and leave current gate set up as is. Another thought was to consider solar power to back up electricity. It was noted that there is currently \$2000 approved for gate repairs or replacement in this year's budget.

IV. COMMITTEE REPORTS

A. Road and Security Committee – Virginia Groome, Dan Ainsworth

Road maintenance update was given to the Board by V. Groome. Copy attached.

Action: Culvert repair in Elk Run area to be done in the Spring

Repair of damaged gate by Mr. Lex Johnson was quoted at \$365. Find email with quote for board records. Virginia's quote for a new gate would cost \$1425 (see Item III. above).

Repairing current gate would be to extend both gate brackets by 6" that meet when gate is closed; level the road crown; and raise gate to eliminate snow drag at a cost of \$700. Jack suggested lengthening the gate by the closing arm.

Action: V. Groome to show C. Eulert the need for adjustment on the gate when it hits a vehicle, it is not opening back up as it should. V. Groome will provide gate drawing to C. Eulert .

V. Groome made a motion to have BS Cornella reimbursed for a \$65 estimate fee to repair gate. V. Groome moved to approve, J. Cressman seconded. All were in favor.

Cost for repairing and opening both sides of gate would be approximately \$4,000. B. Wendt moved to fix current gate and put upgrade/automation of both gates in budget for next year, and that we approve up to \$700 to elevate and straighten the current gate. Also consider bringing up the automation of the gate at the 2006 annual meeting. L. Thurston seconded. Motion was amended to increase the amount to \$1,000 for gate repair was added. No discussion followed. All were in favor and the motion carried.

Windshield Note. The board, after discussion of using a windshield note for vehicles that do not have a hang tag, decided it would be ineffective and unneighborly. This action was tabled until situation warrants further action.

Action: V Groome to provide information on incident with B Sprouse (owner of adjoining property) (content of conversation, contact information) to B. Wendt. He will draft a letter to B. Sprouse regarding his belief that he has legal rights to enter South T-Bar for board's consideration.

Change code for gate remotes. Coordinate to occur at annual meeting. L. Thurston volunteered to work with wording a letter to go out to members regarding code change on gate remotes. Month of June both codes will work but starting July every gate remote would have to be recoded to work with gate.

Action: Lucy will work on a draft information memo for March meeting.

B. Trash/Mail Committee – Anelladee Spencer, Virginia Groome

A. Eulert updated the Board on the Postmaster's Department of Operation's decision to deny a move to our current mail box location. The only signature on our petition that was considered viable were the Groome's, as they did not have a mail box at the ranch, but used a PO Box as the Canon City Post Office.

B. S. Cornella has received a notice from Lone Wolf Trash that quarterly services were to be increased: \$96/large unit, \$78/small unit.

C. Financial Committee – Betty Sue Cornella

Discussion regarding the By-Laws rules on the voting process (Article 3, Section 10) to change the requirements of a financial review took place. B.S. Cornella will review the by-laws and draft a change to this section of the by-laws to have the same requirements for a financial review as SB 100 requires.

BS Cornella is working with, David Whitley, CPA and has an estimate of \$1200 for tax work preparation and the annual review.

Forty-seven out of 129 parcels have not sent in their 2006 Annual Dues. Second notices went out February 2nd. BS Cornella commented that this is typical of past years.

D. Fire Committee – Anelladee Spencer, Virginia Groome

V. Groome has installed the new fire ban status sign at the front gate and will take a picture for the March newsletter.

E. Newsletter – Jan Cressman

Articles for March newsletter were suggested as followed:

Wildlife Corner	M. Sobczek
New Neighbors	L. Thurston
Weather Words	A. Spencer
Fire Ban Sign picture	V. Groome
Ranch Road Driving	A. Eulert
Injured Grazing Animals	

Review draft of newsletter at March meeting.

F. SB 100 Required Procedures

Action: Next month we will address and approve : Collection/Delinquency Policy, Reserve Fund Investment Policy and Board Member Conflict of Interest Policy. Everyone should review and pass on their changes to other members.

G. Covenant Review Committee – Mark Sobczak, Bill Wendt

No activity at this time.

Action: Spring 2006 will be the deadline to proceed with action on Parcel 85, possibly an agenda item for Annual Meeting.

H. BLM ROW & Easements Committee – Candi Knopp, Bill Wendt, Mark Sobczak

Action: B. Wendt will contact S. Perez to provide his signed copy of Grazing Lease Easement to the Board. M. Sobczak will contact head of BLM to motivate Lindahl. Pressure should be placed on Land Properties, Inc to assist our efforts. B. Wendt will talk to C. Knopp to ask her assistance on completion of this.

I. Secretarial – Lucy Thurston

Action: L. Thurston check into audio/teleconferencing services for board meetings.

L. Thurston asked the board to approve funds for purchase of additional remotes. It was moved to approve expenditures not to exceed \$150 for more remotes. It was seconded and approved.

Action: M Sobczak will do research on the BLM property on STB to possibly mark that property.

J. Web Site – Jack Davis

Committee had no updates.

Action: J. Davis to check on why photos cannot be uploaded on web site.

Action: C. Eulert will be back up for webmaster A. Lane. Gene Lamb is also a possibility as a back up webmaster.

Action: J. Davis will talk to Andrew Lane regarding the email address on the web page for the Covenant review contacts, and the South T-Bar web domain name registration.

Action: J. Davis now has an electronic copy of STB's original handbook which is 150 pages of typed information. It would be a tremendous amount of work to revise this book using Fremont, Canon City, and miscellaneous websites in lieu of cutting and pasting information. However, a hard copy would be needed for people who do not use computers.

It was suggested we consider what it would cost to have a webmaster manage our website. B. Wendt will work with someone to create a statement-of-work so that bids could be requested.

M. Utilities/Internet – J. Davis

Committee had no updates.

Action Pending: Using Mesa Networks for internet connectivity if property has clear view of Pikes Peak Mountain. Action: J. Davis to talk to C. Eulert and give him his Mesa Networks contact. J. Davis has also spoken with MHO Networks.

Action: J. Davis to call G. Carpenter regarding his experience with internet services we might be able to use. His number is (303-221-5870).

V. Old Business

VI. New Business

A. 2006 Annual Meeting

Agenda Items:

Change to By-Laws: Biennial Review/Audit	BS Cornella
Dual Open Gate	V. Groome
BLM Easement	B. Wendt
Broadband Internet Access Proposal	J. Davis
Volunteer Fire Department	V. Groome
Department of Forestry	BS Cornella

B. Board Correspondence Policy

Discussion regarding how correspondence from POA members to Board members should be interpreted for board action will be tabled until March 2006. B. Wendt will draft a flow chart to show a process for board consideration.

C. Bulletin Board at entrance.

L.Thurston suggested the Board might consider erecting a bulletin board at the ranch entrance.

VII. Adjournment

Our next scheduled Board Meeting will be Saturday, March 4, 2006 to start at 9:00am MT at Cornella's offices in Canon City.

A call for adjournment was made, seconded and approved.

South T-Bar Ranch Board of Directors

Ann Eulert, President

Mark Sobczak, Vice President

Betty Sue Cornella, Treasurer

Virginia Groome

Jack Davis

Lucy Thurston, Secretary

Jan Cressman

Anelladee Spencer

Bill Wendt

These minutes were prepared and submitted to the Board of Directors by Lucy Thurston, STB Secretary, on March 4, 2006.