

**South T-Bar Ranch  
Board of Directors Minutes  
April 1, 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, and Jan Cressman.

**II. POA MEMBERS OPEN FORUM**

Following in attendance and topics of concern:

Mark Trotta, Dustin Sillaman (representing V. Groome) Available to answer questions pertaining to the internet/high speed/DSL coverage on South T-Bar. M. Trotta introduced D. Sillaman, who is an Internet Tech whose company serves the Canon City area. He confirmed the options available to South T-Bar—which are dial up via telephone, satellite such as StarBand or DirectTV. None of them meeting the needs of a POA member living and possibly working on the ranch that would require a hi speed connection.

J. Davis offered that the satellite-type connections does have issues and does not have a VPN capability.

C. Eulert (representing himself Parcel 96) also on the internet topic would like to see possibly the use of an infrastructure and equipment purchased using the remaining POA utility funds.

B. Wendt proposed that this discussion be tabled until further investigation by the Utility Committee (realistic options, costs, etc.) and presented to the Board. It was carried to table by a vote of 7 for and 1 opposed.

M. Trotta, a past board member, offered historic input regarding “Open Forum” rules that were put in place at the May 2002 meeting and are recorded in those board minutes.

**III. BOARD AND EXECUTIVE MINUTES**

March 2006 minutes were reviewed and corrections made. V. Groome motioned to have the minutes approved as amended. BS Cornella seconded. All were in favor.

Minutes from the Executive Meeting were also reviewed and corrections made. V. Groome motioned to approve, with BS Cornella’s second. All were in favor.

**IV. COMMITTEE REPORTS**

**A. Utilities/Internet – Jack Davis/Curtis Eulert**

This committee’s action items were discussed at POA Member portion of the meeting and no further discussion at this time on other open items.

1. Mesa/MHOMcAfee
2. G. Carpenter

**B. Web Site – Jack Davis**

1. AtHomeNet.com was researched by C. Eulert.

They offer 3 options:

- a. Standard – Use their domain name plus ours (AtHomeNet.com/stbar.com)  
Cost based on number of units served. Estimated 120 lots = \$45/month
- b. Pointer - Use our own domain name. \$55 using same lots/unit estimate.
- c. Premium – Includes email option. \$75

They couldn't offer more service than what we could provide for ourselves.

There was a motion to budget money in 2007 for the premium feature. The vote was all in favor.

Research would continue on other options. C. Eulert would discuss with A. Lane the changes that are being looked at for our web site.

2. E-mail address for Covenant Review Committee
3. Owner Handbook
4. Facility to Post Pictures on web site.

**C. Roads – Virginia Groome**

No update per V. Groome.

**D. Security – Ann Eulert**

1. Gate Repairs  
Are on-going.
2. Gate Remote Code Change – Lucy Thurston, Betty Sue Cornella.  
Draft of letter was reviewed. Changes and additions made. New draft would be sent out to Board for review. Final document will be mailed out separately or included in the Annual Meeting packet.

**E. Trash and Mail – Virginia Groome, Anelladee Spencer**

No update per V. Groome.

**F. Financials – Betty Sue Cornella**

1. Review of Books  
BS Cornella moved to request that our new CPA complete a review of our 2005 financials as required by the By-Laws and SB100 and approve a cost of \$1400. This report would be included in our Annual Meeting packet. There was a call for discussion. L. Thurston moved to approve this motion. J. Cressman seconded. All in favor.
2. Dues Collection  
Current dues outstanding of 8 parcels.
3. 2007 Budget  
There was discussion as to the correct timing of presenting a 2007 budget to the POA members. The Account Review policy is pending review by an attorney, but the 2007 budget draft would be sent out in some form to the POA members in November to ratify in December.

**G. Fire – Anelladee Spencer, Virginia Groome**

No update per V. Groome.

## **H. Newsletter – Jan Cressman**

June newsletter would be reviewed at May board meeting.

## **I. Policies and Procedures - Board**

1. Proposal to retain Hindman-Sanchez - B. Wendt  
A copy of the 2006 Legal Services and Fee Summary Agreement from Hindman-Sanchez was discussed (copy attached). M. Sobczak moved to table the decision to hire this attorney pending board questions answered. Discussion followed with action requested of the Board to relay questions regarding the retainer to B. Wendt to clarify with the attorney.
2. Conflict of Interest – A motion was made to have this policy reviewed by legal counsel once retained.
3. Board Meeting Conduct – Tabled until a new draft could be presented at May board meeting.
4. Owner Meeting Conduct – Motion to have legal review by retained lawyer.
5. Adopting Rules Procedure – Draft needed legal review. Once reviewed, Board would look at draft reviewed by counsel.
6. Request for Variance/Waiver – B. Wendt and A. Eulert would continue to work on this policy. Table till May meeting.

A Variance Request was presented to the Board by the Eulert's (Parcel 96) who were requesting a variance regarding Article X from a 90 day temporary residence to 15 months (June 2005 through August 2006). They were required to remain on their property in temporary housing as they were serving as their own contractors to build their home.

The Requested Variance was approved by the Board.

## **J. Covenant Review – M. Sobczak**

Steven and Brenda Coon's (Parcel 104) building plans are approved.

## **K. BLM ROW & Easements Committee – Candi Knopp (LPI), Bill Wendt (S. Perez), Mark Sobczak (BLM)**

No update per committee members.

*Action:* B. Wendt will get an opinion from counsel.

*Action:* M. Sobczak will do research on the BLM property on STB to possibly identify that property with signage.

*Action:* M. Sobczak is not able to obtain much assistance from the current BLM representative in Canon City.

*Action:* B. S. Cornella might have a contact at the BLM and will garner assistance of alternate solution.

*Action:* B. Wendt will ask for C. Knopp's assistance with Land Properties Inc.

## **L. Secretarial – Lucy Thurston**

*Action:* L. Thurston to update Board Reference Book for new Board members by June Board meeting.

## **M. 2006 Annual Meeting**

### **Committees:**

Catering and Equipment Logistics under control – V. Groome.

Mailed Packet - Taken care of by L. Thurston

Registration Table – B. Wendt and M. Sobczak

Guest Speakers:

Road Maintenance – V. Groome invite D. Ainsworth

Game Warden – B. S. Cornella

CSFS – A. Eulert

BLM – Get contact from B. S. Cornella's niece

Volunteer Fire Department – V. Groome invite D. Ainsworth

## **V. Old Business**

## **VI. New Business**

### **A. Northwest Fremont EMS, Inc.**

V. Groome presented to the Board the building plans to house emergency vehicles, training, and a meeting site the Northwest Fremont EMS, Inc. has in place. They are funding this endeavor with grants, donations and money raising events. An article will be placed in the June newsletter requesting donations of time, supplies and money to make the South Tallahassee area a better place to live.

### **B. Next Board Meeting – May 6, 2006**

## **VII. Adjournment**

A call for adjournment was made, seconded and approved.

## **South T-Bar Ranch Board of Directors**

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Ann Eulert, President

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Betty Sue Cornella, Treasurer

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Jack Davis

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Jan Cressman

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Bill Wendt

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Mark Sobczak, Vice President

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Virginia Groome

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Lucy Thurston, Secretary

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Anelladee Spencer

These minutes were prepared and submitted to the Board of Directors by Lucy Thurston, STB Secretary, on May 6, 2006.