

**South T-Bar Ranch  
Board of Directors Minutes  
March 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 Ann Eulert and Lucy Thurston; by telephone: Mark Sobczak, Jack Davis, Bill Wendt, and Jan Cressman.

**II. POA MEMBERS OPEN FORUM**

Following were in attendance and topics of concern:

Terry Hartman (Parcel 47): Mr. Hartman would like the Board to reconsider refunding the balance of Utility Funds in escrow. Is satisfied that the utility money he paid upon purchase of his lot has been used for the installation of utilities that he was told would be put in and no reason why the board should continue to hold it for future DSL installation.

Lynn Fish (Parcel 13) (via letter): Regarding the Trotta's residing on Parcel 85 in a motor home. Her stance is to give the Trotta's time to get on their feet after a financial hardship in which they lost their home and land on South T-Bar.

Susan Revack (Parcel 24) (via email): Showing support for the Trotta's .

Nathan and Christie Stark (Parcel 63 & 50) (via email): Showing support for the Trotta's.

Curtis Eulert (Parcel 96 ): Mr. Eulert proposing a policy for a temporary variance covenant to allow the Trotta's additional time in a motor home on Parcel 85.

Mary and Tony Funari, Jr. (Parcel 26) (via email): Supporting the Trotta's , horses on the ranch, not supporting DSL expenditures.

**III. BOARD MINUTES**

February 2006 minutes were reviewed and corrections made. M. Sobczak motioned to have the February minutes approved as amended. B. Wendt seconded, all approved the minutes as amended.

**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

D. Ainsworth and V. Groome reported that roads are in satisfactory condition. However, there is need for additional graveling and grading on the road from the ranch gate to the Elk View gate (approximately 2 miles). B. Wendt suggested gravel pricing from Tezak should be investigated.

Also, this fall additional graveling should be done on Tallahassee Road from the South T-Bar intersection up to the intersection of South T-Bar and Sphar Court.

Cost for repairing and opening both sides of gate would be approximately \$4,000. B. Wendt moved to fix current gate and put up 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..

**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. Security – Ann Eulert**

- 1. Gate Repair** - Attached is a revised gate repair bid from Lex Johnson. The job would cost \$850.00 and work would start upon payment of 50%. Additional costs would be excavation of a hole done by Dan Ainsworth (cost would come out of Dan's road maintenance contract); \$25 for purchasing materials).
- 2. Dual Open Gate/Power Failure Package –**
- 3. Sprouse Access – Tabled unless this item becomes an issue.**
- 4. Gate Remote Code Change - L. Thurston and BS Cornella** read the wording for a document that would be mailed to POA members notifying them of the details, timing and directions to change the remote. Revisions suggested by the Board will be made and the draft will be sent out to the Board for review.

## **C. Trash/Mail – Anelladee Spencer, Virginia Groom**

- 1. Petition to Move Mailboxes – Ann Eulert.** The Post Office will not extend the route per our petition. The Board will later consider a new petition when new residences can be asked to sign and show the volume/need to reconsider relocating the mailbox site.

Cluster mailbox purchase to be tabled until the relocation approved by the Post Office. V. Groome advised that the Tallahassee Maintenance Department has zoned our current mailbox setup is on a public easement.

## **D. Financials – Betty Sue Cornella**

- 1. Taxes and Reviews** - The new CPA accountant, Dave Whitley, has confirmed his intentions of providing South T-Bar the necessary requirements as outlined in By-Laws and SB100 Policies and Procedures. A copy of his contract is attached.  
**Action:** B. S. Cornella should email to Board members a copy for information and filing in their Information Board Book.

**2. Dues Collection** – As of this date, 26 parcels have not paid their 2006 dues. Another notice will be sent out.

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

**F. Newsletter – Jan Cressman**

March newsletter draft was reviewed.

Articles for future newsletters: A. Eulert to draft an article regarding the mailbox route extension, petition and purchase of a mailbox cluster.

**G. Policies and Procedures - Board**

A previous question as to whether it was necessary for our POA to meet the SB100 requirements was researched by A. Eulert. Under the CC10A 1993 Exception regarding a limited access community, from the SB100 Policy and Procedure requirements for POAs. The CC10A guidelines exempt any association with 20 units or less. Since our POA has a membership of 112 parcels, we are not exempt.

**Action:** B. Wendt will research costs to retain counsel that specializes in homeowners association and bring to the April Board meeting his findings. The Board will use counsel to review our drafts of SB 100 policy and procedures.

1. Collection Policy – It was agreed to adopt the policy as a draft to be reviewed by counsel.
2. Conflict of Interest – Tabled until answer regarding insurance exclusion was clarified.
3. Investment Policy – This draft would be tabled until counsel is retained and reviews this document.

**Action:** For consideration at the April Board meeting, A. Eulert will mail out the next draft of policies for the Board to review, comment on, and make suggested changes.

**H. Covenant Review – M. Sobczak**

February 26<sup>th</sup>, Steven and Brenda Coon (Parcel 104) requested building approval. M. Sobczak advised that it is pending and should be completed by the end of March.

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

Letter from S. Perez indicating his refusal to give Power of Attorney to the POA to continue our South T-Bar/BLM Right-of-Ways

**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 talk to C. Knopp to ask her assistance with Land Properties Inc.

**J. Secretarial – Lucy Thurston**

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

No updates.

**K. Web Site – Jack Davis**

Andrew Lane is our Web Master and Curtis Eulert will maintain the web site's Forum. C. Eulert informed the Board that the Forum has been set up to allow member only participation. Once a member registers, an administrator will approve as an eligible member to allow access to the Forum. Messages from members must also be approved by the administrator before posting.

Gene Lamb is currently not available as a back up web master.

The South T-Bar web domain name registration has been made and action is completed.

B. S. Cornella brought a postcard that was advertising web management services. This relates to a request to investigate such a service.

*Action:* She and C. Eulert will investigate [www.athomenet.com](http://www.athomenet.com) and report at Board meeting.

*Action:* B. Wendt will work with someone to draft a statement-of-work so that bids could be requested.

*Action:* J. Davis will talk to Andrew Lane regarding the email address on the web page for the Covenant review contacts.

*Action:* A. Lane also says that he is looking into an existing facility to post pictures. As of now the process would involve administrative interaction, but it would be better to post without involving anyone but the poster.

*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.

**L. 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. 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).

**M. 2006 Annual Meeting**

**Tentative Agenda**

By-Law Changes - Biannual Review (include in packet) B. S. Cornella

Dual Open Gate – Ann Eulert

Broadband Internet Access (include in packet) J. Davis

BLM Easement – B. Wendt

Election of Board Members (include in packet)

Remote Code Changes (include in packet) L. Thurston

2007 Budget Draft (include in packet) B. S. Cornella

*Action:* L. Thurston draft agenda and email to Board. Send catering information to V. Groome

**Committees:**

Catering and Equipment Logistics

Mailed Packet (copying, collating, mailing)  
Registration Table  
Guest Speakers (invite, speaker topic)  
    Wild Life – B. S. Cornella  
    Game Warden  
    BLM – Get contact from B. S. Cornella's niece  
    Volunteer Fire Department – V. Groome

**V. Old Business**

**A. 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.

**VI. New Business**

**A. Board Book**

Changes before handing over to new Board members.

Annual Report – change reference to Bi-annual (no longer correct)

Security (Tab 5) - Distribute gate code changes.

**B. By-Law Changes**

No LPI references.

**Action:** Look over by-laws for other changes.

**C. 2007 Budget Draft**

Will need for Annual Meeting mailing in May.

**Action:** B. Wendt to work with B. S. Cornella.

**D. Next Board Meeting – April 1, 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 April 1, 2006.