

**South T-Bar Ranch
Board of Directors Minutes
September 9, 2006**

I. CALL TO ORDER

The Board meeting was called to order at 9:00 am by Ann Eulert. Directors present: Virginia Groome, Lucy Thurston, Betty Sue Cornella, Mark Trotta, and Gary Hawley, by telephone: Jack Davis. Not attending: Gary Lack, Jan Cressman and Tony Revack. Others attending: Curtis Eulert.

II. POA MEMBER COMMENTS

A letter from Jim Greenwood (attached) had been distributed to members prior to the meeting. Mr. Greenwood had requested the Annual Meeting and August Board minutes. After reading them he was concerned by the actions discussed in the Board Minutes regarding carrying out the motion that had been passed at the Annual Meeting regarding abolishing the Utility Fund and implementing a Special Assessment to set up an Infrastructure Fund. The Board amended the minutes from the August 5 meeting to clarify the intent of the Board's discussions.

III. BOARD MINUTES

June 3 2006 minutes were reviewed and corrections made. Passed by unanimous approval.

August 4th, 2006 Board Meeting minutes were reviewed and amended. A motion to approve minutes was made by G. Hawley, seconded by M. Trotta, and unanimously approved.

IV. COMMITTEE REPORTS

A. Roads – Tony Revack

- 'V. Groome gave an update on road conditions for T. Revack. The ranch has been receiving heavy rains since early July, and it is believed that because the culverts have not been cleaned and ditches pulled, the roads have been damaged by the water run off. (Pictures are included in the Board book.)
- Road maintenance report and invoice attached for August.
- A bid (attached) from Dan Ainsworth is attached to improve the road base at Saw Mill and South Tallahassee, which has been weakened by the recent heavy rains, and a culvert placed at Sawmill at Arrowhead Court. The labor costs (21 hours) will be taken from the monthly carryover. A motion was made to accept D. Ainsworth's proposal at a cost of \$10,310.87. M. Trotta seconded. No further discussion, and the motion carried unanimously.
- G. Hawley and M. Trotta also volunteered to support T. Revack on the Road Committee. V. Groome resigned from the committee.

B. Trash/Mail – Virginia Groome

- Trash area is in order.
- Request for a substantial package container (weatherproof, windproof and cowproof) at the mailbox area has been requested by a resident of the ranch. The following have volunteered to provide materials or build a box similar to Delilah Peaks:
- **Action:** C. Eulert offered metal roofing material. BS Cornella will see if D. Cornella will build a wooden box with a latch to secure the top.

C. Security – Virginia Groome, Tony Revack.

- Automatic dual gate should be set up for completion
- Repaint gate. Paint has been purchased. Ready for sanding and painting.
- Fuse boxes have been repaired and secured with key locks.
- **Action:** A. Eulert will inform San gre de Cristo of location of keys necessary to access the electrical boxes they need. Two more combination locks might be necessary.
- **Action:** V. Groome and A. Eulert to come up with costs. Follow up at October meeting.

D. Web Site – J. Davis, C. Eulert and S. Revack

- Committee is recommending that the Ranch Web site search for a professional web developer. A draft work proposal has been developed and is attached.
- **Action:** The Board should review requirements and forward comments to the committee regarding work proposal. **Deadline: September 18th.**
- **Action:** J. Davis should contact A. Lane to submit an invoice for past expenses (domain costs, etc.) supporting the South T-Bar web site.
- **Action:** C. Eulert will “park” the southtbar.com domain name (no more than \$10 cost) if a new web site name is needed. If it is used, C. Eulert will sign over to the Board the rights to the domain name.
- If a request from a non-POA member to have access to the STB forum is proposed, in general the request will be denied. If an appeal is then made, the request will be brought to the Board for a final decision.

E. Fire – Gary Lack

- No report since G. Lack was unable to attend because he was fighting fires out-of-state.

F. Newsletter – Jan Cressman

- September draft newsletter was edited with recommended changes.
- **Action:** A. Eulert would pass edits on to J. Cressman.

G. Legal – Gary Lack, Mark Trotta, Ann Eulert

- SB 100 Required Policies and Procedures Questionnaire (attached) was covered by the Board and decisions made on questions proposed.
- By-Law Change – Emergency Expense is deferred to October meeting.
- A. Eulert went through questions proposed to HindmanSanchez and their responses regarding the approved motion passed at the Annual meeting with regard to the Utility Reserve Fund. (Document attached).
- Action: Committee will schedule an Infrastructure meeting with interested POA members to come up with a list of questions regarding the legality of the Infrastructure Fund. These will then be the basis for a future teleconference meeting to include interested POA members and HindmanSanchez.

H. Covenant Review – Gary Hawley, Jack Davis

- Variance Request by the Eulerts extending time to use temporary living arrangements.
- No report.

I. BLM ROW & Easements Committee – Gary Lack, Mark Trotta, Steve Perez

- Paperwork requested by BLM has been completed and turned in. We are currently waiting for BLM to schedule a meeting with Stewart Title.

J. Secretarial – Lucy Thurston

- No report.
- Converting all Board documents to electronic version ongoing.
- Updating By-Laws for recording with Fremont County in process

K. Financial Committee – Betty Sue Cornella

- B. S. Cornella passed out to date financials.
- The Board was asked, through B.S. Cornella, by a realtor selling an STB property whether the \$700 utility refund could be included in the closing costs. At this time the Board will not recommend any position.
- Board E&O Insurance Policy - Discussion on our policy meeting the SB100 requirements to be discussed.

L. Infrastructure Fund

- Do not co-mingle the Utilities Fund with other funds in the POA.
- We do have a fund, a year's worth of dues, currently on reserve.
- Obtain a legal opinion from Hindman Sanchez in regard to motion made at the 2006 Annual Meeting to clarify the Board's course of action in implementing this motion in a legally acceptable manner.
- Obtain an estimate for a legal opinion from Hindman Sanchez re this subject.
- If a Special Assessment would be needed, the budget would reflect the assessment for the following year, with the POA needed to ratify the budget.
- Ambiguous language in covenants regarding expenses need to be addressed.

V. OLD BUSINESS

A. Response to Concerns Raised at August Meeting.

- Concerns raised at the August Board Meeting were addressed.

VI. NEW BUSINESS

A. Next Board Meeting – October 7

VIII. Adjournment

A call for adjournment was made by Gary Hawley at 12:30 pm, M. Trotta seconded and was unanimously approved.

South T-Bar Ranch Board of Directors

Ann Eulert, President

Betty Sue Cornella, Treasurer

Jack Davis

Virginia Groome

Mark Trotta

Gary Lack, Vice President

Lucy Thurston, Secretary

Jan Cressman

Tony Revack

Gary Hawley

These minutes were prepared and submitted to the Board of Directors by Lucy Thurston, STB Secretary, on Saturday, October 7, 2006.