

**South T-Bar Ranch
Board of Directors Minutes
June 3, 2006**

I. CALL TO ORDER

The Board meeting was called to order at 9:10 am. Directors present: Ann Eulert, Virginia Groome and Lucy Thurston; by telephone: Mark Sobczak, Jack Davis, and Jan Cressman. Not attending: Betty Sue Cornella and Bill Wendt.

II. POA MEMBERS OPEN FORUM

No POA members in attendance.

III. BOARD MINUTES

April 2006 minutes were reviewed and corrections made. M. Sobczak motioned to have the minutes approved as amended. J. Davis seconded. All were in favor and minutes were approved as amended.

Minutes from the May 2006 minutes were not available. Tabled until next Board meeting.

Because M. Sobczak will be leaving the meeting early, A. Eulert requested that we start with issues of importance and voting requirements, followed by committee reports.

IV. NEW BUSINESS

Expenditure approvals:

A motion was made by M. Sobczak to approve expenses (no greater than \$70) to send flowers and a card to the Bus Taylor family. J. Davis seconded. With no discussion, all were in favor of the motion. Bus Taylor was the owner of the South T-Bar properties before development.

A motion was made by M. Sobczak to approve expenditures of no greater than \$40 to reimburse C. Eulert for a second multicode receiver for the gate. V. Groome seconded. With no discussion, the motion passed with all in favor.

A Eulert made a motion to retain the legal services of Hindman Sanchez, Arvada, Colorado, to assist the Board with implementing the state required SB100 Policies and Procedures. This amount not to exceed \$5,000. Monies would come from the 2006 budget: \$1,000 currently in the budget for legal expenses, \$1,600 from the Mailbox cluster budget, with the balance of \$2,400 from the POA General Capital Reserve Fund. V. Groome seconded. Discussion followed. The motion passed with all in favor.

After retaining the legal services Hindman Sanchez's the following action should occur. M. Sobzak moved that A. Eulert would clarify the SB100 requirements on owner education, and that an attorney would be retained to provide education to POA members at the Annual meeting. Such satisfaction approval shall be obtained before June 9th and expenditures of no greater than \$1,000 be approved. L. Thurston seconded. The motion carried with all in favor.

A discussion occurred regarding the Utilities Fund. A report will be presented at the Annual Meeting. The Board expressed a desire to have a full membership vote/input on interest to have internet access using the final utility reserve monies, however, the Utilities Committee is not prepared to make a formal proposal at this time. The Utilities Committee hopes to have a proposal worked out within about 3 months.

V. EXECUTIVE SESSION

Variance Requests

- Ralph and Anelladee Spencer (Parcel 70) request an extension on Article X – Use of a temporary residence for more than 90 days. The Board motioned to approve and amend this variance request for an extension to August 2007. V. Groome seconded. The variance passed with all in favor.
- Kathy McGill (Parcel 85) requested a variance for an extension on Article X. See attached documentation on POA members supporting this extension on behalf of the Trotta's who are residing temporarily in a motor home on her parcel. The Trotta's extensive record of service to the POA as well as the high level of support for them among the POA were key considerations. A motion was made to approve and the variance requested to extend the use of a temporary residence to 2 years (April 2006 through March 2008). M. Sobczak seconded. The motion passed unanimously.

VI. COMMITTEE REPORTS

A. Newsletter – Jan Cressman

Draft of the June newsletter was reviewed.

B. Utilities/Internet – Jack Davis/Curtis Eulert

Discussed earlier in the meeting.

C. Web – Jack Davis/Curtis Eulert

A. Eulert would confirm with A. Lane his intentions to provide his services for another year; also to advise him that the Board is considering hiring a professional web maintenance service.

D. Roads – Virginia Groome

Because of the dry weather at the ranch, road maintenance has not occurred. We are holding back in hopes of rain, since buying water would be very expensive. The South T-Bar Trail Road, starting at the intersection of South Tallahassee Trail, extending to the intersection of South T-Bar Trail and Sphar Court, has been damaged by gravel trucks working on a driveway at the back of the ranch. This is to be the next scheduled road graveling project. Again, wet conditions are a prerequisite.

E. Security – Ann Eulert

New gate remote code is activated.

A second Multicode Receiver Control has been purchased and installed.

A request to purchase a Power Fail Package (\$400) has been tabled till the August 2006 Board meeting. A discussion item on the Annual Meeting Agenda to convert the second gate to automatic, which would include a power fail pack if approved.

F. Trash and Mail – Virginia Groome, Anelladee Spencer

Dumpsters are in need of maintenance. V. Groome will contact Lone Wolf to improve their accessibility and security.

G. Fire – Anelladee Spencer, Virginia Groome

Fire ban is in effect.

H. Policies and Procedures (SB100) - Board

1. Conflict of Interest – A motion was made to have this policy reviewed by legal counsel once retained.
2. Board Meeting Conduct – Tabled until September board meeting.
3. Owner Meeting Conduct – Motion to have legal review by retained lawyer.
4. Adopting Rules Procedure – Draft needs legal review. Once reviewed, Board would look at draft reviewed by counsel.
5. Request for Variance/Waiver – The contents of this procedure will be split. Pages 1-3 continue to be a formal policy. Pages 4-8 will be a separate guideline.

I. Covenant Review – M. Sobczak

No update at this time.

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

No update.

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.

K. Secretarial – Lucy Thurston

No report at this time.

L. 2006 Annual Meeting Committees:

Catering and Equipment Logistics under control – V. Groome. Final attendance count by June 11.

Mailed Packet - Complete

Annual Meeting Packet – L Thurston and A. Eulert

Registration Table – B. Wendt and M. Sobczak

Guest Speakers:

Road Maintenance –D. Ainsworth

Game Warden – B. S. Cornella

CSFS – A. Eulert

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

TVFD–D. Ainsworth

EMS – Ida Zanmiller

VII. Old Business

T. Hartman Utility Fund Refund Letter

Action: A. Eulert will complete a reply to T. Hartman's letter regarding utility money refund. Copy to be forwarded to all Board members.

VIII. New Business

A motion was made and passed to approve expenses, not greater than \$300 to have the gate sanded down and repainted. Hope to have this done by end of summer.

Next Board Meeting – June 24, 2006

IV. Adjournment

A call for adjournment was made at 11:30am, seconded and approved unanimously

South T-Bar Ranch Board of Directors

Ann Eulert, President

Betty Sue Cornella, Treasurer

Jack Davis

Jan Cressman

Bill Wendt

Mark Sobczak, Vice President

Virginia Groome

Lucy Thurston, Secretary

Anelladee Spencer

These minutes were prepared and submitted to the Board of Directors by Lucy Thurston, STB Secretary, via email on Tuesday, August 1, 2006.