

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

**I. CALL TO ORDER**

The Board meeting was called to order at 9:00 am by Gary Lack, Vice President.  
Directors present: Virginia Groome, Lucy Thurston, Betty Sue Cornella, Jan Cressman, Mark Trotta, Gary Hawley, Tony Revack; by telephone: Jack Davis.

**II. POA MEMBER COMMENTS**

No members in attendance.

**III. BOARD MINUTES**

June 24 2006 Annual Meeting minutes were reviewed and corrections made. These minutes will be approved at the 2007 Annual Meeting.

June 24, 2006 Board Meeting minutes were reviewed. A motion to approve minutes was made and unanimously approved.

A. Eulert arrived to continue the meeting.

**IV. TREASURER'S REPORT**

B. S. Cornella will compile the financials to date and present at the September 6<sup>th</sup> Board meeting.

**V. 2006 – 2007 BOARD GOALS**

- Renew Grazing Lease
- Meet the legal requirements of SB100 and SB89. Building Plan Review Procedure and Variance/Waiver Request Procedure are optional. Education and disclosures are not optional.
- BLM ROW Easement to be resolved.
- Set up STB Web Site to be a functional communication tool.
- Set up a parcel box at Mail Box location.
- Update By-Laws
- Upgrade fire fighting equipment (another cistern)
- South T-Bar POA documents to be scanned or converted to electronic format.
- Infrastructure Fund conversion

**VI. COMMITTEE MEMBERSHIPS DESIGNATED**

- Web Site – Jack Davis, Curtis Eulert, Andrew Lane, Susan Revack
- Roads – Virginia Groome
- Security – Virginia Groome, Tony Revack
- BLM ROW Easement – Gary Lack, Mark Trotta, Steve Perez
- Trash/Mail – Virginia Groome, Betty Sue Cornella
- Fire – Gary Lack, Gary Hawley
- Newsletter – Jan Cressman, Lucy Thurston, Ann Eulert, Gary Lack,  
Legal/Infrastructure – Gary Lack, Mark Trotta, Ann Eulert, Betty Sue Cornella  
for Infrastructure Issues

- Covenants – Gary Hawley, Jack Davis
- Grazing Lease – Bill Wendt, Gary Lack
- Finance – Betty Sue Cornella, Ann Eulert
- Secretary – Lucy Thurston

## VIII. COMMITTEE REPORTS

### A. Roads – Virginia Groome

- Road maintenance report attached for June and July.
- A bid 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.
- A balance of \$11,400 in Other Road Maintenance account is available for the installation of a culvert Saw Mill and South Tallahassee (discussed) and to do road base improvement on a section from Tallahassee/South T-Bar intersection up to the intersection of South T-Bar and Sphar Court.
- A ditch near Lot 9 also had excess water standing and should be investigated for possible installation of a culvert or other remedy.

### B. Trash/Mail – Virginia Groome

- Missing dumpster has been returned.
- Dumpsters have been repaired
- A. Eulert advised BS Cornella that there are now 6 large dumpsters and 2 small dumpsters which will affect the Lone Wolf invoices.
- A cluster mail box is still under consideration when Post Office approves delivery of mail at the gate.
- Winter Dumpster Snow Brigade Rotation Team – Ted Groome, Tony Revack, Gary Hawley, Mark Trotta and Gary Lack.
- Ice Melt for the dumpster area, should be purchased and stored in Groome's storage building.

### C. Web Site – Jack Davis, Curtis Eulert, Susan Revack

- System password needs to be obtained from current part-time webmaster, Andrew Lane and held by at least 2 committee members.
- Committee needs to bring to the September Board meeting a proposal of needed services from a web serving provider.

### D. Fire – Gary Lack

- All 3 cisterns are full of water.
- Truck in ranch fire station has 400 gallons of water
- Total available water stored on ranch is 7500 gallons.
- Report of fires on ranch and adjoining property was given by G. Lack.

### E. Security – Virginia Groome, Tony Revack

- Reminder article in September newsletter of gate remote code change.
- Breaker Box and locks are working.
- Meter access is for Sangre de Cristo only.
- Meter box can be repaired with a hasp.
- Motion was made to spend no more than \$50 on necessary locks needed at gate. One key should fit all locks. Motion was seconded and unanimously approved.

- Automatic dual gate should be set up for completion
- Repaint gate. Paint has been purchased. Ready for sanding and painting.

**F. Newsletter – Jan Cressman**

- Following articles should be submitted to J. Cressman by August 19<sup>th</sup>
  - Fire article – Gary L
  - Weather article – Gary L
  - Board Goals – Ann
  - Gate Code reminder – Lucy
  - Real Estate – Mark
  - New POA members – Lucy
- Draft of newsletter to be emailed to board members for review.
- Ready to mail out on September 9th

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

- Policies and Procedures (SB100) can be written for STB by Hindman Sanchez for \$975.00. Substantial savings of time and money using this resource.
- A motion was made to have Hindman Sanchez write the policies and procedures to meet the requirements for SB100. Was seconded and passed with all in favor.
- A motion was made to have the South T-Bar By-Laws recorded with Fremont County once the last 3 changes to the amendments are added. The motion was seconded and passed unanimously. L. Thurston to start the process.

**H. Covenant Review – Gary Hawley, Jack Davis**

- Since brought to the attention of the board, Parcel 65 has been cleaned up, buildings are being worked on, and general appearance has improved.

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

- A. Eulert needs to provide info to Natalee Czarnota (BLM) for their files, after which Natalee will set up a meeting with all parties concerned.

**J. Secretarial – Lucy Thurston**

- Board Reference Books will be updated, as needed, throughout the year.
- Converting all Board documents to electronic version.
- Updating By-Laws for recording with Fremont County.

**K. Financial Committee – Betty Sue Cornella**

- B. S. Cornella to prepare to-date financials for September Board meeting.

**L. 2006 Annual POA Meeting**

- Appreciation and thanks to all committees and individuals who worked the meeting in preparation and on the day.

**IX. OLD BUSINESS**

**A. Board Reference Books**

- Copies were distributed to new Board members, with new section updates given to all. Table of contents listing each section and contents will be emailed to Board members.

**B. Noxious Weed Spraying**

- Board was updated by L. Thurston on spraying status and costs that her husband volunteered to do for the ranch roads. The Board approved the continuation of spraying until the first freeze.

**VII. NEW BUSINESS**

**A. EMS Donation**

**B. Conflict of Interest**

- A. Eulert advised the Board of possible conflicts of interest by A. Eulert and V. Groome, who are volunteering to serve on the Northwest Fremont EMS (NWFEMS) Board.
- V. Groome made a motion to contribute \$500, by the South T-Bar POA, to the Northwest Fremont Emergency Medical Services. This motion was seconded and passed with all in favor.
- The Board took note and felt there was no conflict of interest by serving on the South T-Bar Board and the NWFEMS Board at the same time.

**C. Parcel Storage Handout**

- This action would be discussed at the September 9<sup>th</sup> Board meeting in the Trash/Mail Committee's time slot.

**D. Board E&O Insurance Policy**

- Discussion on our policy meeting the SB100 requirements will be discussed at the next Board meeting in the Financial Committee's time slot.

**E. 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 by-laws regarding expenses needed to be addressed.

**F. Review of Officers**

- A motion was made by V. Groome to remove A. Eulert as President of the Board. This was seconded with discussion to follow. There was a call for the question, with a vote as follows:

In Favor	Against
V. Groome	L. Thurston
T. Revack	J. Cressman
M. Trotta	B. Cornella
G. Lack	A. Eulert
G. Hawley	J. Davis

The motion failed.

Next Board Meeting – September 9, 2006 with G. Lack bringing donuts.

**IV. Adjournment**

A call for adjournment was made at noon, seconded and approved unanimously

**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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Virginia Groome

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Mark Trotta

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Gary Lack, Vice President

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Lucy Thurston, Secretary

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Jan Cressman

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Tony Revack

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Gary Hawley

These minutes were prepared and submitted to the Board of Directors by Lucy Thurston, STB Secretary, on Saturday, September 9, 2006.