

**South T-Bar Ranch  
Board of Directors Minutes  
October 7, 2006**

**I. CALL TO ORDER**

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

**II. POA MEMBER COMMENTS – No POA members comments.**

**III. BOARD MINUTE**

September 9, 2006 minutes were reviewed and corrections made. Minutes were passed by unanimous approval.

**IV. COMMITTEE REPORTS**

**A. Web Site – J. Davis, C. Eulert**

- J. Davis was unable to contact A. Lane. C. Eulert will forward A. Lane's email address to J Davis. Contact and dialogue need to be made to obtain reimbursement costs owed to A. Lane for web hosting and acquiring domain name.
- Specs for the web hosting work order is attached.
- \$1200.00 has been budgeted for 2007 for the STB web page.

**B. Legal – G. Lack, A. Eulert**

- A. Eulert moved to amend the bylaws to allow for emergency expenses by adding the following verbiage to Article III, Section 11:

*In the event emergency expenses are requested the entire Board shall be notified immediately via e-mail. If the estimated cost is under \$500.00, once the approval of one third or more of the Board Members has been obtained either verbally or in writing or by e-mail, these funds can be spent and shall be ratified by the entire board at the next board meeting. Emergency expenses where the estimated cost is over \$500.00 shall require advance approval by a majority of the board and shall be ratified by the board at the next board meeting.*

The motion passed with none opposed.

- Ambiguous language in covenants was discussed. A. Eulert moved to adopt the following resolution to clarify ambiguous language in the covenants and it was seconded.

*Be it hereby resolved that:*

*Inasmuch as the Declaration of Protective Covenants for the South T-Bar Ranch (Declaration) does not differentiate between Annual Expense Assessments and Special Assessments, it is the opinion of the Board that the restrictions placed on assessments in Article XVIII of the Declaration are not intended to hinder the POA's ability to collect Special Assessments. Therefore, the restrictions placed on assessments by the Declaration are hereby deemed to apply to the Annual Expense Assessments and NOT to Special Assessments.*

Discussion followed. A motion to table the resolution was made by G. Lack and seconded by G. Hawley. No discussion, and followed by a vote that passed unanimously.

- The Legal/Infrastructure Committee spoke to our HindemanSanchez about the issues brought up by the motion from the Annual Meeting regarding the remainder of Utility money to be refunded. G. Lack presented a draft of a letter to accompany the refund. Draft was tabled pending wording changes.
- A motion to do reserve fund study by November 1<sup>st</sup>, not to exceed \$500 was made by A. Eulert. Seconded by BS Cornella. A second motion was made to first settle on specifications for the reserve study. All in favor.
- Action: Obtain what the state requires for road specifications. Infrastructure Committee comes up with first draft of criteria for Reserve Study by October 15<sup>th</sup>. Email to Board members with turn around date noted. If a Board member does not comment it will be considered a yes for the criteria reserve fund study.

#### **C. Financial – B.S. Cornella**

- 2007 budget was discussed and scheduled for approval at the November board meeting.

#### **D. Roads – T. Revack, M. Trotta**

- Discrepancy on the road repair quote approved at the September 9<sup>th</sup> meeting has changed some repair work. Roadbase on South T-Bar Trail Road from Parcel 11 will be reduced from 9/10-mile to ½ mile section; the powerline hill road will use a less heavy gravel (finer crush); and the Sawmill Road culvert and roadbase improvement will go ahead as scheduled. Motion to keep the road work budget approved on September 9<sup>th</sup>, but to decrease the work done was approved.

#### **E. Newsletter – J. Cressman**

- September 2006 letter is completed and sent out to POA members.
- Suggestions to eliminate pictures that bog down emailing, and reduce the newsletter size from 8 pages.
- Articles for December newsletter should be submitted to J. Cressman.

#### **F. Security – V. Groome, T. Revack**

- Gate has been repainted.
- Dual opening gate in process and completed by end of year.
- T. Revack donating 3 locks that use the same key to be used on pole and fuse box at gate.
- **Action:** Keys to be made and distributed to: T. Revack, Groome barn, C. Eulert and Sangre de Cristo.

#### **G. Trash/Mail – V. Groome,**

- A package box to be installed at mailbox location has been completed.
- Action: Complete a base for box to set on.
- Motion made by V. Groome to include standard **UPS** code in S T-Bar gate opener. G. Lack seconded and passed all in favor.

#### **H. Secretarial – L. Thurston**

- The Board voted to approve purchase of a USB SmartStick for POA records.

#### **I. Fire – G. Lack**

- 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. Grazing Lease – G. Lack, B. Wendt**

- No report.
- Contact B. Wendt regarding status and report at November meeting.

**L. Covenants – G. Hawley**

- No activity.

**V. Old Business**

Board approved reimbursement request in the amount of \$8.50 for additional paint expense from V. Groome for front gate.

**VI. New Business**

Next Board Meeting – November 3, with G. Hawley bringing donuts.

**VII. Adjournment**

A call for adjournment was made by Gary Hawley at 11:15 pm, seconded and unanimously 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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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, November 4, 2006.