

**South T-Bar Ranch
Board of Directors Minutes
November 4, 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, Mark Trotta, Jack Davis, Gary Lack, Hawley, and Tony Revack; by telephone: Jan Cressman.

II. INTRODUCTIONS

III. POA MEMBER COMMENTS – No POA members comments.

IV. BOARD MINUTES

October 7, 2006 minutes were reviewed. Motion was made by G. Lack and seconded by M. Trotta to pass the minutes as amended, and were passed by unanimous approval.

V. COMMITTEE REPORTS

A. Legal/Infrastructure – Gary Lack, A. Eulert

- The **Annual Meeting Resolution** regarding the utility refund was discussed. Review of the drafted letter that A. Eulert revised was discussed and suggested revisions were made that would be sent with the refund check. A motion by G. Lack to revise the letter and complete the refund to POA members in November was made by G. Lack, seconded by T. Revack, with the Board voting in favor.
- **Reserve Study** – Draft 3 still needs additional work on the numbers by the Committee (M. Trotta, T. Revack and A. Eulert) and is tabled until the December Board meeting. This motion was made by G. Lack and seconded by G. Hawley, with the Board voting unanimously to approve.
- **SB 100 and SB 89 Procedures** – The resolutions from Hindeman-Sanchez are looking good per the Board. G. Lack motioned to accept resolutions as is, V. Groome seconded. Discussion ensued and the motion was rescinded. M. Trotta motioned to have the Board review the resolutions and come back to A. Eulert with questions by November 19th. G. Lack seconded and the Board passed the motion unanimously. SB 89 should be also reviewed with questions to A. Eulert by November 19th.
- **Owner Education & Disclosure** – Options the Board has to meet the SB 100 requirements to yearly educate the POA regarding the SB100 and SB 89 procedures include newsletter articles, website, or inclusion in owner's manual. A motion by G. Lack to include required reading for POA members be placed on the web site, and notices in a newsletter where these procedures can be read or where paper copies can be obtained. T. Revack seconded, and the Board voted unanimously in favor.

B. Web Site – Jack Davis

- **A. Lane Expenses and access to south-t-bar** – Email has been sent to A. Lane requesting a bill of his expenses for the Board to reimburse. No reply as of this date.
Action: Committee to come to the next meeting with a web provider recommendation and firm costs (within budget) at the next meeting.

C. Financial – B.S. Cornella

- The 2007 draft budget was discussed with a few minor changes. Elimination of the mailbox improvement under expenses and income. A motion was then made by G. Lack to approve the 2007 Budget with adjustments. M. Trotta seconded and the Board passed unanimously.

D. Owners Meeting to Ratify 2007 Budget

- Letter, proxy, meeting directions and Colorado State Law requirement to be sent to POA members regarding the required Owner's meeting to ratify the 2007 STB Budget was introduced by A. Eulert. Discussion took place and revision of parts of the letter, which would eliminate the need of a paper proxy took place. The regular Board meeting location would not be able to handle a minimum attendance of 50 members, so a suitable size meeting space would be found. A motion to hold a Board/Owner meeting on December 9th, at 2:00pm, location to be determined, to ratify the 2007 South T-Bar POA Budget was made by G. Lack, V. Groome seconded and passed unanimously by a Board majority.

E. Secretarial – L. Thurston

- Board documents continue to be scanned.

F. Roads – T. Revack

- Roads have been worked on and are in the best shape since July.
- Road repair work is nearly completed. Bill will be submitted upon completion.
- Additional trouble spots to be looked at include: culvert near Parcel ; additional gravel at dumpster to improve drainage; roads near Parcel 2, Pioneer Way.

G. Newsletter – J. Cressman

- Fire, weather articles received by J. Cressman.
- Please submit your articles by November 19th for December publication date.
- Approval will take place via email to expedite process.
- A. Eulert will pass onto J. Cressman a new procedure to reduce size of articles for email.

H. Security – V. Groome

- The gate has successfully been installed and activated. V. Groome presented total expenses for payment.
- **Action:** Keys to be made and distributed to: T. Revack, Groome barn, C. Eulert and Sangre de Cristo.
- **Action:** Article by V. Groome to be given to J. Cressman by November 19th.

I. Trash/Mail – V. Groome

- Issues regarding unacceptable large items at the trash dumpster require a solution to handle future . A motion to authorize reimbursement for costs to remove future items was made and passed.
- V. Groome has learned that the mysterious lock on the gate belongs to the keepers of the power lines. They showed up recently to come onto the ranch to trim trees in the way of the power lines.

J. Fire – G. Lack

- G. Lack has written an article for the December newsletter advising the owners that a Type 6 fire truck has replaced the water tender in the South T-Bar fire building.

K. Grazing Lease – G. Lack

- B. Wendt is discussing the request by B. Taylor to reduce the cattle units in our Grazing Lease.

L. BLM Right of Way & Easement – G. Lack

- A. Eulert as recently talked with the BLM and received correspondence from them. The legal description of each parcel involved in the ROW must be verified which will hold up the completion till Summer 2007. Powers of attorneys are also outdated or nonexistent. Land Properties have been contacted to see if they still have copies that should be passed onto the POA.
- S. Perez has been contacted directly by the BLM to complete legal documents for his parcel.

M. Covenants – Gary Hawley

- None to report at this time.

VI. OLD BUSINESS

None

VII. NEW BUSINESS

A. Mineral Rights

A question was asked by an owner to A. Eulert about the mineral rights at South T-Bar and who has them. It does not affect all of the Filings, just 4, 5 and 6. Because a Quit Claim Deed, dated and filed with Fremont County, does exist which transfers the Mineral Rights for Parcels 76 thru 112, a research should be done to confirm the percentage owned by the POA, parcel owner or any other entities. A motion was made by G. Lack to form a Mineral Rights Committee, consisting of G. Lack, J. Davis and M. Trotta, to research this issue. L. Thurston seconded and the Board passed unanimously.

- B.** An invoice for SB 100 and SB 89 resolution legal services was received by B.S. Cornella and will be paid as approved at previous meeting

- B.** Next Board and Owner Meeting to ratify the 2007 Budget will be held December 11, 2007 at 2:00pm. Location to be identified.

VII. ADJOURNMENT

A call for adjournment was made by Gary Lack at 12:05 pm, seconded by G. Hawley and unanimously approved.

South T-Bar Ranch Board of Directors

Ann Eulert, President

Gary Lack, Vice President

Betty Sue Cornella, Treasurer

Lucy Thurston, Secretary

Jack Davis

Jan Cressman

Virginia Groome

Tony Revack

Mark Trotta

Gary Hawley

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