

**South T-Bar Ranch
Board of Directors' Minutes
June 6, 2005**

I. CALL TO ORDER

Board meeting was called to order by Candi Knopp at 9:05am. A quorum of Directors was present: Lucy Thurston, Betty Sue Cornella, Anelladee Spencer and Virginia Groome. Via telephone: Candi Knopp, Mike Wolfe and Jack Davis. Absent: Bill Wendt and Mark Sobczak.

II. POA MEMBERS OPEN FORUM

No POA members were in attendance.

III. BOARD MINUTES

Minutes from the May 2005 were reviewed. Motion was made to approve the minutes as amended. No discussion and the minutes were carried unanimously.

IV. COMMITTEE AND TASK FORCE REPORTS

A. Secretarial Committee

June Newsletter draft was reviewed and changes/corrections were made.

B. Annual Meeting

The Board went over the agenda and details of the June 25th Annual Meeting. Currently 45 members have RSVPd to attend.

C. Road Committee

V. Groome said the road maintenance was up to date and report is attached. The month of June is scheduled for a quarterly maintenance that includes grading all roads and cleaning out ditches and culverts. Dan Ainsworth also will complete the regravelling of the trash area. This action item is listed under Trash Committee.

B. Financial Committee

BS Cornella informed the Board that only two parcels currently with dues unpaid. One lot has advised BS Cornella that the dues payment was forthcoming.

Action: BS Cornella will request B. Coon to send the county filings for Parcel 103-1 and 103-2.

Action: C. Knopp will contact county assessor to check the process that the Smith's went through when splitting their parcel.

Action: BS. Cornella will mail out the final 2005 Financials to the Board.

Action Pending: Utility Funds Administrator (On the Table) Need an administrator to handle the reserve utility fund.

C. Fire Prevention Committee

V. Groome reported that Cistern 37 is empty. It has been filled twice—once as a test and a then a full load. It was repaired by Ben Gowdy, but still needs further repair. D. Ainsworth advised that it could not be repaired.

Action: M. Wolfe will look into a resource to do fiberglass repair. (Canon Marine was suggested as one possible source.)

Fire Prevention Committee – Continued

Ongoing Action: V. Groome with assistance from D. Ainsworth suggested the following locations for a final cistern: Lots 62, 1 and the Fremont 160 acre parcel.

The last water tank sitting on Cornella's property is still in question as to its usability. The M. Wolfe action applies to this unit as well. Lone Wolf Trash Disposal might be able to trash the cistern if needed.

Ongoing Action: The Board continues to research and look for resolve on the fire fighting system at STB for safety and insurance rates, and how insurance rates are affected by proximity of water to property and buildings.

Action: The next Board should consider compiling a list of insurance agents and how they handle wild fire rates.

Action Pending: Easement Agreements (In Process)

Still missing the agreement for M. Wolfe parcel.

Action Pending: Fire Ban Status (In Process)

Sign to be installed at front gate, before the Annual meeting, to notify property owners of fire status. V. Groome is designing and making this sign.

D. Covenant Review Committee

M. Sobczak and C. Knopp had nothing to report.

E. Grazing Lease Committee

Nothing new to report.

F. ROW and Easements Committee

C. Knopp did meet with L. Greer at the BLM, but will report to the new and old Board members at the June 25th Board meeting the outcome of that meeting. She has offered to stay on this project to completion, as her two-year term is ending.

G. Secretarial Committee - Continued

Action: Mail and email out the June newsletter.

Action: L. Thurston will complete the board member reference manuals to hand out at the June 25th meeting. This will be an ongoing project.

H. Web Site (South-T-Bar.com)

Ongoing Action: J. Davis has received the electronic file of the POA Handbook that will make it easier to revise and place on the STB web page.

C. Knopp reported that she heard from W. Herbert (previous Board member and Web guru) from Singapore. He had been notified of South T-Bar's web domain name registration. She asked W. Herbert to work directly with Andrew Lane, our current web administrator.

I. Trash Update

Pending Action: Reevaluate the number of large dumpster needed. Consider fewer needed during the winter months then in the summer. Also decide after Bar-J starts using the trash service.

Action: V. Groome will install the new sign for the dumpster. "Dumpsters for Household Trash Only. No Construction or Forestry Products. South T-Bar and Bar-J Only."

Pending Action: D. Ainsworth should proceed with regraveling the front of the trash gate area. Estimate of this project would be around \$250.00.

Trash Update - Continued

V Groome requested permission to obtain bids to have preservative applied to the trash enclosure fence.

Action: A. Spencer to provide D. Briton with a draft, for his approval, of the trash agreement.

J. Security

Action: T. Revack will be constructing a sturdier base for the keypad at the gate.

Action: V. Groome will purchase a combination lock. It is possible that the lock will have to be replaced yearly because of weathering. Cannot find a lock with a plastic protector.

Action: V. Groome and Pat Trotta will investigate a road leading off of Lot 69 that could be considered as a possible evacuation route

Pending Action: C. Knopp would check with T. Revack on how emergency vehicles have access to the ranch if the electricity fails?

Pending Action: J. Davis will work with the Forest Department to identify an alternate emergency exit off the ranch.

J. Davis talked with B. Taylor regarding the two gates along the road through Fear Canyon. One is locked and has a phone number to call. The second is not locked and is there in conjunction with the elk ranch.

Action: J. Davis is spearheading a long-term project for the Board to set up an Evacuation Plan for emergencies. Check with Tallahassee Volunteer Fire Department on any existing plans, or assistance from them to set up our plan.

K. Utilities

Nothing new to report.

Ongoing Action: J. Davis to check with Quest as to whether South T-Bar has any access to fiber optics as many were told when purchasing lots on the ranch.

L. South T-Bar History

Ongoing Action: M. Sobczak is researching the history of the ranch using the Taylor's as a resource.

M. Walker Mine

V. Groome reported that the gravel business has started again.

Action: The Board will continue to monitor and work with Ron Walker to minimize the impact to the residents of South T-Bar.

V. Old Business (Pending)

Pending Action: It was suggested that a map of South T-Bar be erected at the gate. This subject will be discussed later.

VI. New Business

Action: J. Davis needs the new subdivided boundaries to update the South-T Bar map.

Action: J. Davis would like to receive the legal descriptions of all the South T-Bar filings to aid in the completion of the revised map. He will check with Fremont County offices.

VII. Adjournment

Our next scheduled Board Meeting will be Saturday, June 25h, 2005 at the end of the Annual Meeting at Centennial Park, Canon City.

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

South T-Bar Ranch Board of Directors

Candi Knopp, President

Mike Wolfe, Vice President

Betty Sue Cornella, Treasurer

Virginia Groome

Jack Davis

Lucy Thurston, Secretary

Mark Sobczak

Anelladee Spencer

Bill Wendt

These minutes were prepared and submitted to the Board of Directors by Lucy Thurston, STB Secretary, on June 25th, 2005.