

**South T-Bar Ranch
Board of Directors' Minutes
April 2, 2005**

I. CALL TO ORDER

Board meeting was called to order by Candi Knopp at 9:02am. A quorum of Directors was present: Betty Sue Cornella and Virginia Groome. Via telephone: Lucy Thurston, Candi Knopp, Mark Sobczak and Bill Wendt. Absent: Anelladee Spencer, Jack Davis and Mike Wolfe.

II. POA MEMBERS OPEN FORUM

No POA members were in attendance.

III. BOARD MINUTES

Minutes from March 5, 2005 were reviewed. Motion was made to approve the minutes as amended. It was carried unanimously.

IV. COMMITTEE AND TASK FORCE REPORTS

A. Road Committee

V. Groome said the following items have been completed:

- The new 3-year road maintenance contract is complete. (Original contract in Road Committee folder.)
- The road base work has been completed.
- The fire cistern on Lot 24 has been fixed. The T-release valve appears to have been turned by a cow, which caused the cistern to lose stored water. A more reliable cap will be placed on the outlet for the summer, but will need to be removed before winter. The cistern was refilled with water and recovered with dirt.

Thirty-eight road maintenance hours were carried over from March to April. It was confirmed that the new contract has the same hour roll over feature and that hours will not expire.

Action: C. Knopp to send out final road contract document to Board members.

B. Financial Committee

BS Cornella informed the Board that only four parcels with dues unpaid.

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

Action Pending: V. Groome will work with D. Ainsworth to determine the location of final cistern (higher elevations of the ranch).

Repair of the cistern on Parcel 24 has been completed. The final invoice, which included the water to refill, was \$400.

Action: The cistern on Parcel 37 will be looked at this Spring. Holding water is the concern. Will install the same kind of cap as the cistern on Parcel 24.

Action Pending: Easement Agreements (In Process)

The legal documents have been signed off by Parcels 24, 9 and 110, who have agreed to a cistern and/or the fire station located on their property. These will be recorded with Fremont County and entered into the corporate records. Still missing the agreement for M. Wolfe parcel.

Action Pending: Fire Ban Status (In Process)

Sign to be installed at front gate notifying property owners of fire status. V. Groome is designing and making this sign.

D. Covenant Review Committee

M. Sobczek and C. Knopp have not received any feedback from property owners as a result of the Article X notice in the December 2004 Newsletter.

E. Grazing Lease Committee

C. Knopp indicated that there are 3 property owners who have not signed the Grazing Lease.

Pending Action: C. Knopp will call the remaining unsigned property owners.

F. ROW and Easements Committee

Several executed Power of Attorney documents are still needed from POA owners to complete the BLM easement. Without these documents the BLM could refuse to grant an easement to South T-Bar owners to traverse a portion of S. Tallahassee Trail owned by BLM. The Board is working with Land Properties, Inc. to resolve this issue.

Pending Action: B. Wendt has the powers of attorney documents signed by two more POA owners. About three still remain unsigned. Originals will be mailed to the Board Secretary for filing with corporate documents.

Pending Action: C. Knopp will send our Powers of Attorney copies to LPI. LPI should send their originals to South T-Bar. Upon completion South T-Bar will complete the transaction with the BLM.

Action: B. Wendt will be presenting the ROW and Easement Committee's accomplishments at the Annual Meeting.

Pending Action: Board members should look through their South T-Bar sale documents and if any easements are included there, send a copy to M. Sobczek.

G. Secretarial Items

Action: March 2005 Newsletter completed.

Action: L. Thurston to update binders for new Board members.

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

C. Knopp advised the Board that there are now links from the web page directly to the Officers of the Board. She has already received emails that were sent to the Board President.

Pending Action: J. Davis to delegate portions of the handbook to Board members, who can assist in editing and revising. Add links to other sites of interest to South T-Bar members. Need of an "Owners Only" section that would include minutes. Documents should be saved as "rtf" files.

Action: C. Knopp will send the webmaster a request to hand out a web page update at the Annual Meeting.

I. Trash and Mail Box Site Update

B. Wendt contacted Ron Walker at the elk ranch, and he said they do not use our trash site, and will not be interested in using our facility.

Pending Action: B. Cornella will check with another resource on the possibility of the Post Office to deliver to our mail station if it is moved to where the trash bins currently sit.

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 is tasked with completing the sign for the dumpster. Verbage for the sign: "Dumpsters for Household Trash Only. No Construction or Forestry Products. South T-Bar and Bar-J Only."

Action: A. Spencer will be tasked with changing the current sign to add Bar-J to approved users. Bring an estimate of this change to the May Board meeting.

Pending Action: V. Groome should task D. Ainsworth with regravelling the front of the trash gate area this Spring. Estimate of this project would be around \$250.00

H. Security

B.S. Cornella noticed that the keypad pole at the front gate needs repair. It will require welding the post.

Action: B. Wendt will contact Tony Revack and Ralph Spencer to see if they have welding capabilities and report back to the Board

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

Action: B. Wendt will invite Ron Walker to the POA Annual Meeting.

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

Pending Action: B. Wendt will contact the Walker Elk Ranch as to how their guests access the ranch. It was believed that the guests were met at the gate upon arrival.

Pending Action: J. Davis will scan and email to Board members the Fear Canyon easement that was with his purchase documents.

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

Action: A long-term project for the Board to set up an Evacuation Plan for emergencies. The viability of using the State Fair Grounds in Pueblo for stabling large animal in case of an emergency. Check with Tallahassee Volunteer Fire Department on any existing plans, or assistance from them to set up our plan.

K. Utilities

No new reports.

Pending 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.

I. Reclamation

No new reports.

Action: M. Wolfe to check with BLM to decide best planning time for Parcel 35.

M. Walker Mine

No activity till Spring.

N. Annual Meeting

Date: June 25th

Attendees: Estimate 120-125. All dues paying members. TVFD Rep: (D. Ainsworth or T. Revack); Ron Walker, Elk Ranch owner; Denny Britton, Bar-J developer; Buddy Taylor, Grazing Leasee; Lindell Greer, CO State Forestry Dept. Rep.; Jeff Burns, BLM rep; Bob Croce, State Wildlife Rep.

Agenda: 2004 Board Mtg. Minutes approval, Financial updates, Committee updates, TVFD update, Forestry Dept., Wildlife Dept. update, B. Wendt on hunting issues and schedule, new Board member voting.

Action: A. Spencer and L. Thurston will provide support for logistics at meeting.

Action: B.S. Cornella will reserve Centennial Park and handle ordering tables, chairs and tents.

Action: V. Groome to purchase donuts for meeting. C. Knopp to provide PA system.

Action: L. Thurston to obtain bids from 2 caterers. One bid from Bosco Caterer, the other from a vendor in Canon City. Caterer to provide coffee and juice starting at 7:00am. Noon lunch to include: BBQ chicken and beef, 2 salads, baked beans, rolls, dessert, lemonade and soda. All condiments and picnic paper supplies. They should provide their own serving tents, tables, chairs, grills and trash bins.

Action: L. Thurston to send out 2004 Annual Meeting minutes to Board.

Action: C. Knopp and L. Thurston to prepare all paperwork, including copying of first mailing to POA members for the Annual Meeting. Ready for May 14th Board meeting.

Action: Registration Table workers: T. Sobcek, Bill Wendt's wife and daughter.

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.

There has not been any feedback regarding the new transfer fees charged by the POA for property sales. POA members were notified in the March Newsletter. M Sobczek and C. Knopp coordinated on creating a document to formalize this process and provide a standard fee form used for these types of activities.

VII. ADJOURNMENT

Our next scheduled Board Meeting will be Saturday, May 14th, 2005 to start at 9:00am MDT at the Cornella's office.

A call for adjournment was made at 10:50 am, 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 Sobczek

Anelladee Spencer

Bill Wendt

These minutes were prepared and submitted to the Board of Directors by Lucy Thurston, STB Secretary, on May 14th, 2005.