

**South T-Bar Ranch
Board of Directors' Minutes
February 5, 2005**

I. CALL TO ORDER

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

II. BOARD MINUTES

Minutes from December 4th, 2004 were reviewed. Motion was made to approve the minutes as amended. It was carried unanimously.

III. POA MEMBERS OPEN FORUM

No POA members were in attendance.

IV. COMMITTEE AND TASK FORCE REPORTS

A. Road Committee

Hall Gulch is still not graveled adequately for winter plowing. Ron Walker will not be able to complete the graveling project until Spring.

Action: V. Groome to draft letter from South T-Bar President to R. Walker with copies to owners of Hall Gulch and Elk View informing them of the inability to plow their roads this winter. C. Knopp will sign on behalf of POA.

There could be issues from these property owners for rebates on their dues since they do not have access to their roads as stipulated and charged for in their annual dues.

B. Financial Committee

BS Cornella, Treasurer, updated the Board on annual dues received. Out of 130 parcels invoiced, 74 parcels have been received, with 56 still outstanding.

Action: Hard copy of invoices outstanding will be mailed out.

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.

BS. Cornella passed out the 2004 Financials to the Board.

Action: Board should be prepared to discuss at March Board meeting.

Action Pending: Utility Funds (On the Table)

Need an administrator to handle the reserve utility fund.

C. Fire Prevention Committee

Action Pending: Location of final cistern (higher elevations of the ranch).

Action Pending: Repair of cisterns on Parcel 24 and 37 should be looked at this Spring. They don't seem to be holding water.

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 these agreements for Parcels 24 and 37 parcels.

Action Pending: Fire Ban Status (In Process)

Sign to be installed at front gate notifying property owners of fire status. V. Groome will check with County Road Maintenance as to whether they have a spare sign.

D. Covenant Review Committee

No comments from property owners as a result of the Article X notice in the December 2004 Newsletter.

An inquiry into the Covenant Article regarding mining on South T-Bar was passed along to the Board from C. Knopp. Some lots do have mineral rights; most parcels do not. An owner should first look at their purchase document, check with County and State, and then present to the Board their interest in this activity. There was also discussion by the Board regarding the Covenant's view toward commercial activity on the ranch.

E. Grazing Lease Committee

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

Action: C. Knopp will write a letter to these people.

Action: Board is required to annually notify the Fremont County Assessor of any changes regarding the Grazing Lease, even though it is a 3-year lease.

F. ROW and Easements Committee

Six executed Power of Attorney documents are still needed from POA owners to complete the BLM easement. They are: Parcels 42, 84, 86, 87, 91 and 99. 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 LPI to resolve this issue.

Action: C. Knopp should send LPI easement document and notification letter that LPI sent to the parcel owners above to B. Wendt.

Action: B. Wendt will call these parcel owners to plead the POA's case of signing the Power of Attorney for LPI and South T-Bar.

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

Newsletter – March 2005

L. Thurston has received 2 requests for ads in the next newsletter. Regarding any fees, it was decided by the Board that parcel owners will not be charged for ad placement. However charges to requests outside of the South T-Bar membership will be set up as follows:

1 Qtr (1 newsletter) \$15
4 Qtrs (4 newsletters) \$50

It was moved to accept this fee set up, seconded and unanimously approved.

Action: L. Thurston should send out an email with article assignments for the March 2005 newsletter. Authors should have their article to L. Thurston by end of February for publication of March newsletter by mid-month.

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

J. Davis informed the Board that the web site is no longer internet specific.

Actions: 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.

I. Trash and Mail Box Site Update

Action: A. Spencer will contact the Bar-J representative to see if they will approve \$75/year/lot owner use of S-T-Bar trash facility.

Action Pending: BS. Cornella will check with another resource on the possibility of the Post Office delivering to our mail station if it should be 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: B. Wendt would contact the elk ranch about their use of our trash site.

Action: C. Knopp to work on sign for the dumpster identifying types of trash not for disposal. "City Slickers: Household Trash Only"

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

J. Security

J. Davis read over the Fear Canyon easement that was included with his sale documents. The access is near the west border of South T-Bar (near Parcels 27 and 28). It follows the boundary line of the ranch. There are 2 gates on this access road. One has a gate with a phone number. We will need to have that phone number for emergency purposes.

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. Use of Fair Grounds in Pueblo for stabling large animal. Check with Tallahassee Volunteer Fire Department on any existing plans or assistance from them to set up this plan.

K. Utilities

C. Knopp talked with the Quest representative that takes care of South T-Bar's phone service requirements. She was told that there was no fiber optic brought past the County 2 and 21 intersection. This was in conflict with what many owners had been told when purchasing the property.

Pending Action: J. Davis to check this information out.

L. Reclamation

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

M. Walker Mine

No activity till Spring.

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

New Road Maintenance Contract was passed out to the Board by V. Groome.

Action: Discuss at March Board meeting.

Proposed 2005 Budget was passed out to Board by BS Cornella.

Action: Review and discuss at March Board Meeting.

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.

2005 Annual Meeting is coming up. There will be an article in the March newsletter along with the date – June 25th.

Action: Reserve Canon City Park.

There is discussion again to host at South T-Bar. Article will ask for a parcel volunteer to host.

Discussion regarding the information that Title Companies request from BS Cornella when properties are sold in South T-Bar took place. Realtors want to present to potential buyers the POA's current Profit and Loss Statement, recent Board and Annual meeting minutes. Concern about liability to the POA

Action: M Sobzcek will take action to create or send a current document he is aware of that formalizes this process and provides a standard fee form used for these types of activities.

VII. ADJOURNMENT

Our next scheduled Board Meeting will be Saturday, March 5th, 2005 to start at 9:00am MDT at the Cornella's office.

A call for adjournment was made at 11:20am, 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 March 5, 2005.