

**South T-Bar Ranch  
Board of Directors' Minutes  
March 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 and Lucy Thurston, Via telephone: Candi Knopp, Mark Sobczak, Jack Davis and Bill Wendt. Absent: Anelladee Spencer and Mike Wolfe

**II. BOARD MINUTES**

Minutes from February 5th, 2005 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**

A letter from the South T-Bar POA 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 and V. Groome signed on behalf of POA.

Since the February 2005 board meeting, the Board was notified by V. Groome of an opportunity to purchase gravel from D. Ainsworth at a considerable discount. Since earlier there had been five areas identified on the ranch that were in need of additional gravel (email attached). The Board through email discussion unanimously agreed to take advance of the discounted gravel and take care of as many of the road repairs as possible (email attached).

M. Sobczak ratified the action of the Board spending \$5621.38 to purchase the available gravel and deliver to problem road areas on the ranch. Carry over of contracted labor hours were used. Payment to be paid in full upon completion. C. Knopp seconded. Vote was approved by all.

Three year Road Maintenance Contract was then discussed as the current contract is completed by March 31, 2005. Whether to place this action out to bid was discussed, and the Board decided to continue our association with Tallahassee Trucking, Inc. as our Road Maintenance Contractor. A decision as to whether to put a clause in the contract regarding gravel purchasing to the Board's benefit will be held as a separate issue.

M. Sobczek put a motion on the table to pre-approve terms and provisions of the 2005-2008 Road Maintenance Contract. A correction on the proposal's 2<sup>nd</sup> year excess hours fee was made. L. Thurston seconded and unanimously approved by the Board

**Action:** BS. Cornella will scan or fax the current Maintenance Contract to the Board members.

**Action:** C. Knopp will revise current contract and add a provision on carry over hours. That draft will be emailed to the board for comments. V. Groome will sign this contract on the Board's behalf.

C. Knopp was contacted by Heather Peterson, (email attached) purchaser of the Montoya 170 acre parcel regarding their plans to subdivide into 3 or 4 lots. They will be putting in roads and would like the Board to maintain these roads. C. Knopp replied that with certain stipulations (signed Easement agreements, payment of annual fees, and roads in gradeable and plowable conditions) the Board would add these roads to our Road Maintenance Contract.

## B. Financial Committee

The 2005 Operating Budget was discussed. A concern of the lateness of this discussion was raised. The Board will make it a priority to work on the operating budget come next December.

The following changes were suggested:

Add Income line item for Bar-J Trash Service fees  
Add Income line item for Statement of Assessment fees  
Adjust Trash Service Expenses to \$4800.00  
Increase Line Item "Miscellaneous" account by \$100 and reduce Road Maintenance by \$100.

M. Sobczak made a motion to approved the 2005 Operating Budget as amended. B. Wendt seconded, and the Board voted all in favor.

BS Cornella, Treasurer, updated the Board on annual dues received. Out of 130 parcels invoiced, 23 parcels still outstanding.

**Action:** An additional notice will be sent out as of March 31<sup>st</sup> and will include the \$40 service fee.

**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:** V. Groome should discuss road projects with Maintenance Contractor and prioritize projects for 2005 budget.

**Action:** Board should forward to BS. Cornella any suggestions for a good interest program for the utility fees.

**Action Pending: Utility Funds (On the Table)**

Need an administrator to handle the reserve utility fund.

The draft copy of the Statement of Assessment was reviewed. (Attached) M. Sobczak made a motion to approve the format and fees for Statement of Assessment requests. BS. Cornella second, and the motion was approved by the entire Board.

## B. Fire Prevention Committee

C. Knopp presented to the Board, on behalf of Parcel Owners 24, a concern regarding the fire cistern on their property being in disrepair and without water. Their property insurance policy is based on the cistern being in working condition and if not, could void their policy. They also requested that the previous contractor (Gowdy) not be assigned this repair.

C. Knopp requested a bid from Tallahassee Trucking to repair this cistern as soon as possible, weather permitting. We're looking at approximately \$600 plus water to repair, for this 1 day project.

A motion was made and approved to repair and reinstall the cistern on Parcel 24. This cost should not be more than \$1,000.00 and would come out of the Reserve Fund.

**Action:** After D. Ainsworth has completed the cistern repair on Parcel 24, the Board would go back to B. Gowdy to repair the cistern on Parcel 37 and monetarily do the right thing from the inadequate work done on Parcel 24's cistern.

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

**Action Pending:** Repair of cisterns on Parcel 37 should be looked at this Spring. It seems to have the same problem as the cistern on 24--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 activity since last meeting.

**E. Grazing Lease Committee**

**Action:** C. Knopp will write a letter to the 3 adjacent property owners who have not signed the Grazing Lease.

**F. ROW and Easements Committee**

**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. Sobczak.

**G. Secretarial Items**

**Newsletter – March 2005**

**Action:** Recommended changes to the newsletter will be made and a final draft will be sent out to the Board for final changes or approval.

**Action:** L. Thurston should send out March newsletter by mid-month.

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

**Action:** J. Davis would like Board members to indicate portions of the handbook they would be interested in editing and revising.

**Action:** 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 should contact webmaster to set up Board officer links to appropriate person.

**I. Trash and Mail Box Site Update**

A. Spencer has received acceptance by Bar-J to pay \$75/year/lot owner for the use of S-T-Bar's trash facility.

**Pending Action:** Reevaluate the number of large dumpster needed. Consider fewer needed during the winter months then in the summer.

**Action:** B. Wendt would contact the elk ranch about their use of our trash site. If that response is yes, then we will ask them to pay the same fees as set up with Bar-J.

**Action:** C. Knopp to work on words for a sign at the dumpster site identifying types of trash not for disposal. "City Slickers: Household Trash Only". V. Groome will design and install the sign.

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

## **J. Security**

**Action:** J. Davis to start on ranch-wide evacuation plan to present at the Annual Meeting. Any volunteers to assist?

**Action:** V. Groome to contact the Colorado State Fair facilities on accessibility to grounds or stables for large animals in case of emergency. Pass on information to J. Davis.

**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 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. 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 with Quest on fiber optic options for South T-Bar.

## **L. Reclamation**

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

## **M. Walker Mine**

No activity till Spring.

## **N. POA Annual Meeting – June 25, 2005**

**Action:** V. Groome to invite D. Ainsworth, road maintenance contractor to present. Also a representative from the Tallahassee Volunteer Fire Department.

**Action:** A Board member to invite a speaker from Colorado Wild Life Department.

**Action:** BS. Cornell reserve Canon City Park.

**Action:** V. Groome and L. Thurston to check on the availability of annual meeting site at the "old sheep ranch", outside the South T-Bar gate, Denny Britton property

**Action:** L. Thurston to procure bids for catering.

**Action:** M. Sobczak to invite Forest Service representative to speak.

**Action:** Bring up to POA at Annual meeting thoughts on a ranch map set up at gate

**V. Old Business**

**Tabled 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, April 2nd, 2005 to start at 9:00am MDT at the Cornella's office.

A call for adjournment was made at 11:50am, seconded and unanimously approved.

**South T-Bar Ranch Board of Directors**

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Candi Knopp, President

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Mike Wolfe, Vice President

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Betty Sue Cornella, Treasurer

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Virginia Groome

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Jack Davis

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Lucy Thurston, Secretary

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Mark Sobczek

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Anelladee Spencer

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Bill Wendt

These minutes were prepared and submitted to the Board of Directors by Lucy Thurston, STB Secretary, on April 2, 2005.