

**South T-Bar Ranch
Board of Directors' Minutes
May 14, 2005**

I. CALL TO ORDER

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

II. POA MEMBERS OPEN FORUM

No POA members were in attendance.

III. BOARD MINUTES

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

IV. COMMITTEE AND TASK FORCE REPORTS

A. Road Committee

V. Groome said the road maintenance was up to date.

Action: V. Groome would discuss with D. Ainsworth any summer road projects and report to the Board at the next meeting.

B. Financial Committee

BS Cornella informed the Board that only two parcels currently 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

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 remaining cistern stored on Cornella's parcel was inspected and does not appear to be in usable condition. This needs to be removed.

Action: D. Cornella should give a second opinion on the cistern sitting on his property and its viability to be used or trashed.

The cost of purchasing a new 1700 gallon water tank would be around \$3,000 per D. Ainsworth. Some property insurance rates are better when a water cistern or a fire station is within 10 miles of a lot and some are written specifically when water is adjacent to the property.

Action: The Board continues to research this topic.

Fire Prevention Committee-Continued

Action: M. Wolfe to give history on the cistern on his property—ever filled with water? --still holding water? The cistern will be looked at this Spring if needed to repair. Will install the same kind of security cap as the cistern on Parcel 24 to eliminate accidental water loss caused by grazing cows.

Action Pending: Easement Agreements (In Process)

The legal documents have been received from 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 before the date of the Annual Meeting. 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

Action: C. Knopp has contacted the 3 property owners adjacent to South T-Bar who have not signed the Grazing Lease to inform that their property may potentially be exposed to higher taxes.

F. ROW and Easements Committee

Knopp and B. Wendt will be meeting with the BLM to complete the paperwork for this easement. Again, the BLM could refuse to grant an easement to South T-Bar owners to traverse a portion of S. Tallahassee Trail owned by BLM without these signed easements.

Pending Action: One Power of Attorney document still needed from POA owners to complete the BLM easement. They are being directed to L. Greer with the BLM to answer all concerns.

Pending Action: C. Knopp will send our Powers of Attorney copies to LPI. LPI should send their originals to South T-Bar.

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: June 2005 Newsletter needs articles regarding the following:

President's Corner- Annual Meeting	C. Knopp
Call for New Board Members	C. Knopp
Annual Dues Update	L. Thurston
Weather Notes	A. Spencer
Wildlife Feature	M. Sobczak
Bar-J Trash	A. Spencer
Security Issues	C. Knopp
Web Site – Direct links to Board	
Fire Prevention	L. Thurston

Action: L. Thurston, with help from C. Knopp and BS Cornella will create 12 Board Reference Books before the Annual Meeting.

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

Ongoing 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: J. Davis will have a web page update to hand out at the Annual Meeting.

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 regravelling the front of the trash gate area. Estimate of this project would be around \$250.00.

H. Security

Action: Tony Revack did weld the security pad post but it is still not stable. The Board approved that T. Revack construct a sturdier base at the gate.

T. Reback also suggested a replacement for the manual gate lock.

Action: V. Groome and T. Revack to research the cost for a replacement 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. **V. Groome did confirm that the State Fair grounds in Pueblo would allow large animals to be evacuated to this facility in case of a fire emergency.**

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?

Completed Action: B. Wendt contacted Ron Walker at Walker Elk Ranch as to how guests and employees have access through South T-Bar gate. R. Walker has several remotes and uses the published codes for owners.

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: 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

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.

L. Reclamation

Action: On April 9th, M. Wolfe planted 45#s of grass mix recommended by the Soil Conservation Service for reclamation on Parcel 35. If the seeding is successful the project should be completed.

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; Ron Walker, Elk Ranch owner; Denny Britton, Bar-J developer; Buddy Taylor, Grazing Leasee; Jeff Burns, CO State Forestry Dept. Rep.; Lindell Greer, BLM rep; Bob Carochi, 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 has 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 has contracted again with Bosco Caterer. Caterer to provide coffee and juice starting at 7:00am. Noon lunch to include: BBQ chicken and beef, 2 salads, baked beans,.

Action: Registration Table workers: T. Sobczak, 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.

VII. ADJOURNMENT

Our next scheduled Board Meeting will be Saturday, June 4th, 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 Sobczak

Anelladee Spencer

Bill Wendt

These minutes were prepared and submitted to the Board of Directors by Lucy Thurston, STB Secretary, on June 4th, 2005.