

**South T-Bar Ranch
Board of Directors' and Discussion Minutes
September 3, 2005**

I. CALL TO ORDER

The Board meeting was called to order by Ann Eulert at 9:10 am at Virginia Groome's home. Directors present: Ann Eulert, Lucy Thurston, Jack Davis, and Virginia Groome; by telephone: Anelladee Spencer and Jan Cressman

II. BOARD MINUTES

Minutes from the August 6, 2005 were tabled until the October 1st Board meeting.

III. POA MEMBERS OPEN FORUM

No POA members were in attendance.

IV. COMMITTEE AND TASK FORCE MEMBERS

A. Fire Committee – Anelladee Spencer, Virginia Groome

An update on the damaged cistern on Cornella's (lot 9) was given by A. Spencer. Anelladee made a motion to have the cistern removed. V. Groome seconded. There was no discussion and a vote in favor was unanimously passed.

Action: A. Spencer will confirm that Lone Wolf Trash Removal will haul the cistern out of the ranch for the estimate of \$450. D. Ainsworth will charge \$150 to pick up the cistern and place on Lone Wolf's truck. D. Ainsworth will use the Maintenance Contract overage to pay for his services.

The issue of the cistern on Lot 37 needing repair is on hold until the October meeting.

The Board work requiring a quorum of Directors ended at this point. The following was discussion regarding the other committees.

Board Discussion

A. Road Committee – Virginia Groome, Dan Ainsworth

Groome updated the Board on the status of the repair needed for the damaged culvert between Lot 79 and 87. Our Maintenance Contract surplus will be used to repair this culvert.

Shoulder wash out near Lot 73 will be fixed. Road repair has been done on South Tallahassee Trail past Cornella's lot is being done and includes ditch and culvert cleaning and grading.

Road work on culvert and ditches needs to be done near Walker Way and Elk Run; run off has caused sand build up. A second culvert near Walker's Top Rail gate is also full out sand and debris. Ron Walker needs to be contacted to place a culvert inside his gate as wash from his property is affecting our two culverts outside his gate.

Action: The two cleaned and sealed signs will be installed with the new treated posts at the intersection of Cimarron and Tallahassee Rds.

There are 11 signs on the ranch that should be considered for cleaning and resealing.

A. Trash Committee – Anelladee Spencer, Virginia Groome

Easement for the trash and mailbox area has been located at the Fremont County Offices. A copy of Filing 5 will be kept in the Board Book records and a copy sent to M. Sobczak for his easement records. Copy attached.

C. Walker Gravel Pit – Virginia Groome

Nothing new per V. Groome.

D. Financial Committee – Ann Eulert per Betty Sue Cornella

B.S. Cornella said transfer information for sale of Lot 30 has been requested.

Final parcel is sending a check for 2005 dues.

E. Fire Committee – Anelladee Spencer, Virginia Groome

V Groome located the road that exits the ranch by Sangre Ridge. The track off to the left is followed to a T (2.6 miles and water tank), left to County Road 16 then to County Road 12.

Fire Ban sign will also indicate the current status (Low, High, Banned) per the Sheriff's Department.

Action: V. Groome to write a brief synopsis on Sprouse's (owner of property adjacent to ranch) claims regarding access to South T-Bar through his deed.

Action: V. Groome and Pat Trotta to fix route off of ranch near T. Revack lot.

F. Covenant Review Committee – Mark Sobczak, Bill Wendt

Parcel 98, Julia and Gary Hawley's home building plans have been approved. Documents placed in POA Covenant book.

G. Secretarial – Lucy Thurston

Changing of the gate remote codes will be addressed at the October Board meeting.

H. Security – V. Groome, T. Revack

Discussion of gate remotes (see Secretarial).

Discussion of need for a sign at gate reminding guests/owners to make sure gate closes behind them

Discussion to make both gates remote operated. Remove center post to allow easier access for large loads.

Action: V. Groome to present information on costs and resources for this project.

M. STB Maps Update – J. Davis

Requires legal descriptions of all the filings, including Elk View, Hall Gulch and the new boundaries for the split of Parcel 103.

Action: V. Groome to obtain maps of Hall Gulch and Elk View from Fremont County.

V. Old Business

A. Roaming piggies have joined the 4-H Club per V. Groome.

VI. New Business

It was suggested that the newsletter format use the Ariel font.

VII. Adjournment

Meeting adjourned at 12:02pm. Next meeting will be first Saturday of October at Cornella's offices in Canon City.

South T-Bar Ranch Board of Directors

Ann Eulert, President

Mark Sobczak, Vice President

Betty Sue Cornella, Treasurer

Virginia Groome

Jack Davis

Lucy Thurston, Secretary

Jan Cressman

Anelladee Spencer

Bill Wendt

These minutes were prepared and submitted to the Board of Directors by Lucy Thurston, STB Secretary, on November 5, 2005.