

**South T-Bar Ranch
Board of Directors Minutes
December 4, 2005**

I. CALL TO ORDER

Ann Eulert called the Board meeting to order at 9:09 am. Directors present: Ann Eulert, Anelladee Spencer, Betty Sue Cornella, Virginia Groome, Jan Cressman; by telephone: Mark Sobczak, Lucy Thurston, Jack Davis, and Bill Wendt.

II. BOARD MINUTES

Minutes from November 5, 2005 minutes were discussed and clarifications made. M. Sobczak moved for approval as amended, V. Groome seconded. The minutes were approved unanimously as amended.

III. POA MEMBERS OPEN FORUM

No POA members were in attendance.

IV. COMMITTEE REPORTS

A. Trash/Mail Committee – Anelladee Spencer, Virginia Groome

Postmaster, Ms. Michaelene, advised V Groome that our petition to extend our mail delivery service to the STB gate was denied. A. Eulert was advised that an appeal could be made to her superior, who was in charge of operations, however, that would have to wait, as that individual was out for 2 weeks.

Action: A. Eulert will follow up with the head of the Operations Department regarding our appeal.

Action: V. Groome is contacting the Zoning Board of Fremont County to receive approval to install our mailbox cluster where the existing mailboxes are (in front of D. Britton property), or upon approval by the Post Office, near STB's trash area.

It was moved by L. Thurston to authorize \$1600 be placed in the 2006 Budget for purchase and installation of a mailbox cluster. This was contingent on the results of V. Groome and A. Eulert's action items. V. Groome seconded. Unanimous approval.

B. Financial Committee – Betty Sue Cornella

B. S. Cornella will obtain a second bid to replace our accountant. She is delegated by the Board to then select a CPA to do our annual taxes and a biennial review of our financials as required by SB100 for 2005. The 2006 budget will include \$1500 for taxes and an annual review.

Discussion regarding the By-Laws rules on the voting process (Article 3, Section 10) to change the requirements of a financial review took place. B.S. Cornella will review the by-laws and draft a change to this section of the by-laws to place the same requirements for a financial review as SB 100 requires.

Advertising Fees: Azco has not sent in their advertising payment for the September newsletter. The ad will not be placed in December's issue or future newsletters until payment is received.

Allotting funds in the 2006 budget for a professional web site vendor was tabled until 2007 budget.

Discussion to activate both gates electronically at the entrance was discussed. Because of a recent incident that caused damage to the current gate opening, it was decided to include in the budget an expenditure of \$2,000 to put power across the road and install an actuator that would open the other side of the gate as well. This was moved by V. Groome, and seconded by B. S. Cornella.

Additional discussion regarding how the gate would be opened during a power outage was discussed. This expenditure was contingent on the outcome of access during a power outage was solved. The motion with one member abstaining.

D. Ainsworth and T. Groome will try to manually straighten the bent gate which was damaged during high wind gusts. This action was moved for approval by B. Wendt and seconded by V. Groome. All were in favor.

Treasurer is preparing to send out the dues notice for 2006. They will go out both by US Mail and email. Solicitation for updated contact information will be included. The 2006 Budget will be included as information as to where their dues are spent.

A trash service invoice will be sent to D. Britton on behalf of Bar J residents usage of our site. Confirmation of number of lots now owned will be needed to make sure invoicing is correct.

John and Debra Steel have notified the Board that the owner of Lot 80, Alan Pietrzak, has passed away and they, as relatives, would be acquiring the property. They would be required to show a death certificate and deed transfer to make changes in the STB records.

The new owner of Parcel 26 was not assessed at closing the fees for providing information required for the closing. They will be invoiced.

C. STB Maps

The STB maps put together by A. Eulert were discussed. The map including Elk View, Hall Gulch and Fremont parcels would be included in the December newsletter. The two maps showing Emergency Evacuation Route details would be tweaked with additional road identifications outside the ranch and included in the Spring newsletters and posted on the web page. The map showing just the roads on STB ranch would be posted on the web site and possibly at the gate.

D. Fire Committee – Anelladee Spencer, Virginia Groome

Action: Status of the damaged cistern installed on Lot 37 will be tabled until sometime in 2006. To replace would cost \$3,000. Costs will not be budgeted for until 2007.

Action: V. Groome will make and install a new fire status sign in Spring 2006.

Action: Newsletter will have an informational article on new fire ban informational signage, and include the Fire Evacuation Route Map in March or June.

E. Newsletter – Jan Cressman

The December newsletter draft was reviewed. Changes and corrections were made.

F. SB 100 Required Procedures

Action: Tabled until February Board meeting. Additional information to form policy verbiage will be forwarded to policy writers. B. Wendt offered his assistance if needed.

G. Road Committee – Virginia Groome, Dan Ainsworth

Updated road maintenance was given to the board by V. Groome. Currently 57 hours on our road maintenance contract are being carried over.

Action: Culvert repair in Elk Run in progress.

With the snow season upon us it was confirmed that property owners living at the ranch, who need their road cleared in a timely manner, should give V. Groome a call and the road maintenance provider will be notified.

H. Covenant Review Committee – Mark Sobczak, Bill Wendt

No activity at this time.

Action: Spring 2006 will be the deadline to proceed with action on Parcel 85, possibly an agenda item for Annual Meeting.

I. BLM ROW & Easements Committee – Candi Knopp, Bill Wendt, Mark Sobczak

Action: B. Wendt will contact S. Perez to provide his signed copy of BLM Access Easement to the Board.

J. Secretarial – Lucy Thurston

Action: B. Wendt and T. Revack to provide contact information updates that they have to the Board.

Action: Trespassing Warning Cards for Windshields: L. Thurston to provide electronic document for board members to print and use on suspicious cars at the ranch.

K. Security – V. Groome, T. Revack

Action: Change sign at gate to read “Private Property - Violators will be Prosecuted”

Action: M Sobczak will do research on the BLM property on STB to possibly mark that property..

Action: J. Davis will provide Mr. Sprouse’s land identification to V. Groome, who will then research at the Fremont County office documents to affirm or contradict his interpretation of his right of way on South T-Bar.

L. Web Site – Jack Davis

Committee had no updates.

Action: J. Davis to check on why photos cannot be uploaded on web site.

Action: J. Davis will discuss with A. Lane whether a professional service should be used to manage the ranch web site.

Action: J. Davis will talk to Andrew Lane regarding the email address on the web page for the Covenant review contacts, and the South T-Bar web domain name registration.

M. Utilities/Internet – J. Davis

Committee had no updates.

Action Pending: Using Mesa Networks for internet connectivity if property has clear view of Pikes Peak mountain.

Action: J. Davis to call G. Carpenter regarding his experience with internet services we might be able to use. His number is (303-221-5870).

M. Hunting Committee – Bill Wendt

Action: B. Wendt and T. Revack to meet and discuss the feasibility of hunter registration and whether it should be a POA agenda item.

Action: The POA needs to consider the safeguards used by Neighborhood Watch groups used in town and cities.

Action: A trial period using the windshield cards. Board members to gather more information to go forward with necessary action.

V. Old Business

A. Forest Service Grants – Ann Eulert

Tabled to 2006

Action: A. Eulert will check with other POAs using monies from Forest Service grants.

VI. New Business

A. Board Correspondence Policy

Discussion regarding how correspondence from POA members to Board members should be interpreted for board action will be tabled until February 2006.

Action: B. Wendt will come up with a draft flow chart for discussion at February meeting.

VII. Adjournment

Our next scheduled Board Meeting will be Saturday, February 4, 2006 to start at 9:00am MDT at Cornella's offices in Canon City.

A call for adjournment was made, seconded and approved.

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 February 4, 2006.