

**South T-Bar Ranch
Board of Directors Minutes
October 1, 2005**

I. CALL TO ORDER

The Board meeting was called to order by Ann Eulert at 9:10 am. Directors present: Ann Eulert, Lucy Thurston, Mark Sobczak, Jan Cressman and Virginia Groome; by telephone: Bill Wendt and Jack Davis.

II. BOARD MINUTES

Minutes from the August 6, 2005 and September 3, 2005 were tabled until the November 5th Board meeting.

III. POA MEMBERS OPEN FORUM

No POA members were in attendance.

IV. COMMITTEE AND TASK FORCE MEMBERS

A. Hunting Committee – Bill Wendt

Trespassing Issue: R. Walker gave permission to a non-owner to hunt on his property, but the hunter trespassed, perhaps unknowingly, onto adjacent property to continue hunting.

M. Sobczak researched the legal side of trespassing and hunting on private property. South T-Bar is categorized as agricultural property. Penalties for hunting without a license, on private property can be a class 5 or 3. **(Need help on this info, Mark.)** Authority to press charges can only be made by a property owner, not the POA.

Steps to consider for future suspicious activities are: complete description of vehicle and suspects. We need to keep a record of the license plate numbers. Send to A Eulert via e-mail. Talk directly to the individual. Include incident and details in Board minutes. (Names not to be included in minutes.) Notes placed on unknown vehicles parked on ranch roads.

Action: L. Thurston to take wording authored by M. Sobczak and email to Board members. Each member should print on bright paper and stick under windshield wiper if vehicle unknown and without orange hang tag.

“Hi,
We saw your car parked here today without the Ranch’s identification showing. To improve the security of our community, would you please call any of the board members as soon as possible.”

All board members phone numbers? Hunting committee member’s numbers?

Hunter Registration Proposal: B. Wendt has agreed to chair this committee. This will require a POA-wide approval of a policy if decision to move forward.

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

Discussion of who and how non-owners get onto the ranch ensued. V. Groome made us all aware that there is a cattle gate (barbed wire strung and attached to gate post with no lock making it secure) that Buddy Taylor uses to drive his cattle off the ranch at the end of the grazing season.

Action: V. Groome will look into a combination lock for this entrance. V. Groome will also communicate this action with Buddy Taylor.

Possible visitors to the ranch include: realtors, contractors, county employees, owner's guests, renters, and potential buyers.

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.

B. BLM Right of Way and Easements Committee – Candi Knopp, Bill Wendt

Action: Paperwork will be completed and placed in corporate records regarding Mr. and Mrs. Perez's parcel.

M. Sobczak is working with Lyndell Greer at BLM to get this completed.

C. Covenant Review Committee – Mark Sobczak, Bill Wendt

Four formal approvals (Eulert, Hawley, Lack and **<insert name here>**) have been processed. Original floor plans forwarded to Board Secretary and then copies to B. Wendt and M. Sobczak.

Approval should be processed as quickly as possible.

Parcel 85 has a trailer located on it for living purposes is being addressed. Spring 2006 will be the deadline to proceed with action, possibly on agenda for Annual Meeting.

D. Secretarial – Lucy Thurston

POA rosters need to be updated, information is incorrect in some cases. Changes to members contact information is received via email from owners to Secretary or Treasurer. Request for contact information changes is requested in newsletters.

Action: POA dues invoicing should include a note for updated information.

E. Financial Committee – Betty Sue Cornella

BS Cornella passed out a preliminary budget for 2006. It was reviewed. Discussion to sign a four year contract with the current tax processor would be advantageous to the POA.

Action: A new Senate Bill 100 has been passed which will affect the Board's requirements, legally, financially, etc. Copy should be obtained and distributed to board for discussion at next board meeting. Special attention to review and audits possibly required for our POA.

A decision to table the necessity of review and audits till November 2005 was moved, seconded and passed.

Action: Request County filings for Parcels 103 and 1032 from Brenda Coon.

Action: B. S. Cornella will invoice Azco and Mark Trotta for advertising in the newsletters.

F. Road Committee – Virginia Groome, Dan Ainsworth

Copy of the Road Maintenance Log for September 2005 is attached.

D. Ainsworth asked the Board to provide **temporary** signs to be used to warn ranch drivers when he is grading the roads. The Board feels that is part of D. Ainsworth's responsibility and will not agree to incur that expense.

V Groome would like to install a keypad protector on current keypad to protect it from the elements. Also would like the Board to consider purchasing a keypad to have on hand as the current keypad has outlasted its projected life and may fail at any time leaving the ranch unsecured.

Action: Need cost estimate for backup keypad.

Action: Need cost estimate for something to protect current keypad from the elements.

Previous discussion regarding the water issues to the road adjacent to Parcels 87, 79 and Elk Run led to cost research by V. Groome. Two options are as follows: a fix that would require inserting a 4 foot piece of culvert and collar attaching it to the current buried culvert would be \$297.00; or digging up the road and replacing the damaged culvert would cost \$1,374.00.

M. Sobczak moved to approve the \$297.00 plan to repair the culvert near Parcels 87, 79 and Elk Run. J. Cressman seconded. There was no discussion but a unanimous vote to proceed

Action: Cimarron and Tallahassee Trail road sign will be installed.

V Groome inquired about additional monies from the 2005 budget available for further road graveling? There are 9 miles of Tallahassee and South T-Bar main roads that could be regravelled when the funds are available. There is about \$8,000 remaining in the 2005 budget for roads. Any additional regravelling of roads will need to be included in the 2006 budget.

Action: Table until Spring 2006.

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

The gate enclosure for the dumpster has been repaired, thanks to Ted Groome. It now opens and closes more easily.

Research by V. Groome has been done to update our mailbox situation. Moving our mailboxes closer to our gate and installing Cluster Mail Boxes. A set of 16 mailboxes, which would include the base would cost approximately \$1,113.00. The Post Office can be requested to drive the additional fraction of a mile to our new site by requesting our current ranch residents to sign a petition.

Action: Proceed with petitioning residents for their signatures on this form.

H. Walker Gravel Pit – Virginia Groome

Nothing new per V. Groome.

I. Fire Committee – Anelladee Spencer, Virginia Groome

Equipment

Action: A. Spencer to contact M. Wolfe regarding fiberglass repair source for tank on Lot 37.

The option of purchasing a new cistern would cost approximately \$3,000.00 turn key per D.

Action: A. Eulert to determine appropriate wording for Fire Ban sign.

Evacuation Plans

J. Davis is working on an evacuation plan that might be ready for December newsletter.

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.

J. Security – V. Groome, T. Revack

Information was provided regarding replacing the manual side of the front gate with an actuator arm, so that both gates open with the remote. The estimated cost would be \$1500.00.

The gate remote works on both sides of the gate and has a longer range to open farther away from the gate, so there isn't a need to back up after activating the gate.

Gate codes need to be changed from the factory settings. This is a project that will take place and made effective at the end of the 2006 Annual Meeting. Letters will be sent 30 days prior to all owners giving recoding instructions and information.

Action: Can more than 2 codes be used?

Action: Emergency code needs to be changed since it has become known and used for non-emergency purposes

K. Newsletter – Jan Cressman

September newsletter was successfully published and distributed. Many compliments on articles and layout. Good work Jan!!

Action: Articles for the December newsletter are needed by end of October.

L. Web Site – Jack Davis

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.

Action: J. Davis will check the web site weekly regarding activity on the open forum.

A. Eulert has volunteered to assist J. Davis with the online handbook. To make it manageable, many links will be included to direct users to informational sites.

M. Utilities – J. Davis

J. Davis talked to Mesa Network regarding use of their services. It is in place on Pikes Peak.

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).

Action: C. Eulert would also like to brainstorm with J. Davis regarding internet services for the ranch.

N. 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.

O. STB Maps – J. Davis

Nothing new to report.

V. Old Business

None

VI. New Business

A. Forest Service Grants – Ann Eulert

A Eulert became aware of neighboring POAs who have received grants that can be used to assist property owners with ridding properties of diseased trees and helping to reforest areas affected by infestations.

Action: A. Eulert will check with other POAs using monies from grants. Update at next meeting.

B. Noxious Weeds

We have many noxious weeds growing on the ranch's right-of-way. How can we attack this problem before it gets out of hand?

Action: L. Thurston said her husband Butch has noticed the weeds also, and offered to spray the Canadian Thistle and other noxious weeds along the roads, if the POA would provide the weed killer solution.

C. Feeding Wildlife Status

A. Eulert said that this has been addressed and is no longer an issue on the ranch.

VII. Adjournment

Our next scheduled Board Meeting will be Saturday, November 5th to start at 9:00am MDT at Cornella's offices in Canon City.

A call for adjournment was made seconded and unanimously 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 November 5th, 2005.