

**South T-Bar Ranch  
Board of Directors' Minutes  
August 6, 2005**

**I. CALL TO ORDER**

The Board meeting was called to order by Ann Eulert at 9:15 am. Directors present: Ann Eulert, Lucy Thurston, Betty Sue Cornella, Anelladee Spencer, Jack Davis, Jan Cressman and Virginia Groome; by telephone: Mark Sobczak, Bill Wendt.

**II. BOARD MINUTES**

Minutes from the June 25, 2005 were reviewed. Motion was made to approve the minutes as amended. No discussion and the minutes were carried unanimously.

**III. POA MEMBERS OPEN FORUM**

No POA members were in attendance.

**IV. COMMITTEE AND TASK FORCE MEMBERS**

**A. Road Committee – Virginia Groome**

A road sign on the ranch (Tallahassee Rd and Cimarron) had been blown or knocked over. A new treated post was purchased and the signs will be re-stained and re-reinstalled.

It was brought to V. Groome's attention at the Annual Meeting that the culvert on Elk Run Road (between Lots 79 and 87) was not draining properly. After inspection it was noted that the culvert was bent under the road not allowing proper drainage. D. Ainsworth, road maintenance contractor, suggested the road be dug up to allow replacement of the culvert.

**Action:** Ask D. Cornella to look at the area and give his advice of a fix that might not cost as much, but remedy the drainage issue. V. Groome would bring to the next board meeting updates on this project.

V. Groome was advised by Ron Walker, that Elk View's road would have the final rebase completed by this Fall. R. Walker is aware that snow removal cannot be done by our contractor this winter until this is accomplished.

**B. Trash Committee – Anelladee Spencer, Virginia Groome**

A Spencer has finalized the Trash Contract with Dennis Britton, developer of Bar J Ranch. The original will be put in the POA Record book.

The new sign regarding who has permission to use the dumpsters has been posted. Additional road base has been placed at the trash area. Dumpster enclosure has been stained. Lone Wolf will charge to move dumpsters in or out, so it will be more cost-effective to keep the number of dumpsters constant all year.

**Action:** Secretary to forward copy to M. Sobczak.

**C. Walker Gravel Pit – Virginia Groome**

Hauling of gravel from the Walker Gravel Pit has slowed down and drivers, when hauling, seem to be driving at a speed to eliminate dust and noise.

#### **D. Financial Committee – Betty Sue Cornella**

B.S. Cornella said that Lone Wolf has not invoiced South T-Bar for April, May or June services.

One lot still owes 2005 Annual Dues and the lien process has been started.

The 2005 budget as of this date is within 50% of forecast. Balance Sheet and Income Sheet are attached.

The property change fees are the same for private sale of parcels as parcel sales by realtors. M.Sobczak will write an article for the September newsletter regarding property change fees.

**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.

#### **E. Fire Committee – Anelladee Spencer, Virginia Groome**

##### ***Equipment***

Tank stored on Lot 37 is still on hold. D. Ainsworth can remove and trash the tank if needed.

Easement agreement from Mike Wolfe has been received.

**Action:** A. Spencer to contact M. Wolfe regarding fiberglass repair source.

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

A. Eulert discussed with State Farm that with fire fighting equipment in place on the ranch, makes it possible for them to offer up to a 20% reduction in insurance rates.

V. Groome will install the Fire Ban Status sign this month.

##### ***Evacuation Plans***

Road through Greg Handley property to County Road 21A and is one viable exit.

Use of Sangre Ridge to exit the ranch through to County Roads 16 and 12 to Cotopaxi is possible.

**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**

Curtis and Ann Eulert, Parcel 96, have submitted house plans for review and they have been approved. Documents will be placed in corporate records.

#### **G. BLM Right of Way and Easements Committee – Candi Knopp, Bill Wendt**

S. Perez (Parcel 91) has agreed to sign the easement document.

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

**Action:** L. Thurston is in the process of getting legal information from Fremont County regarding the Trash Site easement. .

## H. Secretarial – Lucy Thurston

Additional gate remotes are needed. An order of 10 extra remotes plus shipping would cost approximately \$150.00. A motion by M. Sobczak and seconded by B. Wendt to have the secretary purchase the remotes and be reimbursed was passed. A unanimous vote in favor was passed.

L. Thurston conveyed a concern that remotes were not always included when passing on documents, hang tags, etc. during property sales. This was recognized when new owners would request hang tags and gate remotes from the STB secretary after a sale. This would mean that access to the property remained with the sellers when they no longer had the right to be on the ranch.

Discussion followed by board members and resolved that paperwork would be included by the STB Treasurer provided to the seller, realtor and closer for a sale and include verbiage as follows:

*“It is the responsibility of the seller to provide the buyer with their 2 remote gate openers and orange hang tags at closing. The POA Financial Statement will include a note to remind you to transfer the remotes to the new owner. Should the seller fail to transfer the remotes to the buyer, replacements may be purchased from the POA for \$50 each. These measures are required to provide better security for owners and to discourage former owners from keeping their remotes. If new hang tags are required, they will be provided at no cost.*

*Should a current owner wish to purchase additional remotes to replace defective or broken units, they are available at a reduced cost.”*

M. Sobczak motioned for approval and all in favor was made.

It was added that additional remotes could be purchased by owners at the cost of \$15.00 each to replace broken or defective units.

## I. Newsletter – Jan Cressman

Articles for the September newsletter were discussed and the following are required:

- Gate code for October through December will be published. - V. Groome
- Article on current legal hunting. - B. Wendt
- Weather Words (rain fall received) – A. Spencer
- New owners on the ranch – L. Thurston
- Change of address contact info – Same
- Ranch Roundup – Same
- Classifieds – Azco, Trotta ??? – B. S. Cornella
- Summary of annual meeting – L. Thurston
- Who’s Who on board and committees – L. Thurston
- Bear Feedings – A. Eulert
- Homeowners Insurance –M. Sobczak
- Remotes – M. Sobczak
- Trash Talk
- Security info
- Web Site info

## J. Security – V. Groome, T. Revack

V Groome has replaced the gate’s manual lock, as well as, had a sturdier base built for the key pad by T. Revack.

**Action:** Gate code change instructions will be posted in V. Groome’s machine shed. A copy could be given to the secretary for the board book.

## **K. Web Site – Jack Davis**

G. Lamb has volunteered to assist on the site. The board also discussed whether funds should be allocated to use a professional service to manage the ranch web site.

**Action:** J. Davis will discuss with A. Lane

**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.

## **L. Utilities – J. Davis**

On-going with no current updates.

**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.

## **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.

## **V. Old Business**

### **Thank You**

The President thanked the completed work done by the Reclamation, Grazing and Annual Meeting Committees. Well done!

The Grazing Lease Committee will be inactive until September 2006.

### **Miscellaneous**

Two dead cows (apparently snake bites to the head) were removed by B. Taylor. Pig trespassers were observed by V. Groome and after investigating found to belong to an employee of Ron Walker. Updates, if any, will be brought to the next meeting.

## **VI. New Business**

The September board meeting date, September 3<sup>rd</sup>, might not produce a quorum of members because of the holiday weekend. If that should happen, the meeting, which will take place at V. Groome's home and will be a working session to finalize the September newsletter.

## **VII. Adjournment**

Our next scheduled Board Meeting will be Saturday, September 2005 to start at 9:00am MDT at the home of V. Groome.

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

## South T-Bar Ranch Board of Directors

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Ann Eulert, President

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Mark Sobczak, 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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Jan Cressman

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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 November 5th, 2005.