

South T-Bar Ranch Board of Directors Minutes April 3, 2004

I. CALL TO ORDER (9:00 am)

The meeting was called to order by Tom Gore who announced a quorum of Directors present: Lucy Thurston, Virginia Groome, Betty Sue Cornella, Dean Cornella. Via Telecon: Michael Wolfe, Candi Knopp, Tom Gore.

II. BOARD MINUTES (9:05 am)

Minutes from March 6, 2004 were reviewed. Motion was made and passed to approve the amended minutes. It was carried unanimously.

III. MEMBERS OPEN FORUM

No POA members were in attendance to present discussion topics.

IV. COMMITTEE AND TASK FORCE REPORTS

A. Road Committee (9:10 am)

1) Snow Removal and Road Maintenance Contract

Roads in the Elk View and Hull Gulch development have been plowed. R. Walker is working on the road base.

Dan Ainsworth has quoted to Virginia Groome that installation for 2 culverts will cost \$2987.22 plus \$506 for culvert near Carter property.

2) Gravel Easement Closure (9:19 am)

M. Wolfe met with the only interested landscaper, of the many he had contacted, regarding their estimate of revegetation needs and costs for Lot 35.

Turnkey Landscaping believes that there is still 3-4 inches of gravel to remove before proceeding. He recommends a hydro-sprayed seed/fertilizer mix because of the winds. However, he will need a water source for this project. His bid for preparing the soil and removing the gravel would be \$7,200. Planting would be an additional \$2,000.

Action: M. Wolfe check with Turnkey about gravel removal estimate.

Action: V. Groom check with D. Ainsworth about where the additional gravel might be stored. Also check whether D. Ainsworth would remove the gravel and spread top soil.

Action: Check with Buddy Taylor on brining in top soil

B. Covenant Review (9:39 am)

Some email discussion after the March Board meeting occurred with regard to enforcing covenant violations. From whether fines can be assessed against violators to making this an Annual Meeting discussion topic were brought up.

Action: B. S. Cornella to find something in writing regarding enforcement of covenants.

Action: C. Knopp to ask Mark Trotta about what his experience has been with other POAs .

Action: C. Knopp discuss with Mark Sobzak his experience with POA attorneys.

Action: C. Knopp draft covenant change regarding trailers and campers and email to staff.

Action: Place on Annual Meeting agenda Covenant Discussion. Put to a vote, if there is a quorum, the Campers and Trailers issue.

C. Grazing Lease Renewal (10:10 am)

Gib Weiskopf has draft of the Grazing Lease, but wants map of adjacent property owners affected. G. Weiskopf to draw up by April 10th a one year extension.

Action: C. Knopp and team to identify the properties involved pinpointing them on a map of the area.

D. Fire Fighting Utility (10:15 am)

Ben Gowdy wants to put the first cistern in place on Parcel 37. Site has been marked and M. Wolfe, parcel owner, has been contacted. B. Gowdy will attempt to set it in by early part of April.

E. STB Web Site (10:16 am)

It was suggested to move our web domain to a new computer server. There has been considerable computer language issues that to remain where the web is now, is not feasible.

Andrew Lane gave T. Gore a quote to maintain the web site. The Board gave the authority to start and complete the new web site and present to Annual Meeting.

F. Trash Site Update (10:30 am)

Action: Trash Task Force to look at the following options and report to the Board at the May Board meeting:

- moving gate;
- discussing with Lot owners 83 and 111 the option to enlarge the current easement;
- using a roll off trash compactor;
- electrical and maintenance issues.

G. Annual Meeting 2004 (10:39 pm)

Everything seems to be on schedule. The May Board meeting will include a stuffing party for the mailing to go out to POA members.

Action: T. Gore to prepare Agenda.

Action: L. Thurston obtain 2003 Annual Meeting minutes from S. Revack.

Action: C. Knopp give short paragraph to Lucy regarding dog etiquette at meeting.

Action: Plan on Notary services at the meeting for Easement Agreement.

V. OLD BUSINESS

A. BLM Easement and ROW Agreements (10:50 am)

A representative, Adria Hooker, of Land Properties Inc. has filed with Fremont County a turnover document. Upon receipt of filed copy, BS Cornella will make copies and original will be filed in Corporate records.

LPI does not have any interest in having their attorney draw up a document that would delegate the Board of the South T-Bar POA to act on behalf of the members regarding road easements.

LPI will have G. Weiskopf give an interpretation of ROW for adjacent property owners of South T-Bar.

Action: T. Gore will have Norm Lemons draw up an easement modification agreement.

Action: T. Gore to talk to Brenda Jackson and have her review the Turnover documents, and to also get her impression on the Easement Modification Agreement.

VI. NEW BUSINESS (11:20)

A. Board Remuneration

It was again discussed that Officers and Directors of the Board be paid for their services. It was shown that there is in the By-Laws under Article 4, Section 9, a clause to do so if the Board desires.

Discussion ensued. A motion was then made by D. Cornella to waive the Annual POA Membership fee (\$395) for an Officer position, and waive for the Directors 50% of their Annual POA Membership fee, for services on the Board, effective 2005. Terms start June of the year, with Fees for the coming year affected. Officers who resign will be pay prorated for their services. No rebates.

Motion passed unanimously.

B. Newsletter Ad Charges

T. Gore suggested that we consider charging those who want to advertise in our Quarterly Newsletter. A business card size price suggestion was: \$15/issue or \$50/4 issues.

Action: Add to Action List.

VII. ADJOURNMENT (12:05 am)

Our next scheduled Board Meeting will be Saturday, May 1, 2004, to start at 9:00am MST at the offices of Dean and Betty Sue Cornella.

At 12:05 am a motion to adjourn was brought and seconded. The motion was unanimously passed and the meeting was adjourned.

South T-Bar Ranch Board of Directors

Tom Gore

Candi Knopp

Ginny Merchant/June Greenwood

Dean Cornella

Mike Wolfe

Tim Anderson

Betty Sue Cornella

Lucy Thurston

Virginia Groome

These minutes were prepared and submitted to the Board of Directors by Lucy Thurston STB Secretary, on May 1, 2004.