

# South T-Bar Ranch Board of Directors Minutes February 7, 2004

## I. CALL TO ORDER (9:05 am)

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

## II. BOARD MINUTES (9:07 am)

Minutes from December 12, 2003 were reviewed. Motion was made and passed to approve the minutes. It was carried unanimously.

## III. MEMBERS OPEN FORUM (9:09am)

No POA members were in attendance to present discussion topics.

## III. COMMITTEE AND TASK FORCE REPORTS

### a. Road Committee (9:10 am)

#### **Snow Removal and Road Maintenance Contract**

Because the Road Maintenance Contract is now final and in place, Tom Gore formally released Mark Trotta from his duties as Chairman of the Road Contract Committee position. The board recognized his helpful assistance in working toward a successful 18 month agreement with Tallahassee Trucking, Inc. Virginia Groome will be the road update contact for the board.

**Action:** Culvert work near Lot 65 is on hold because of current weather and snow conditions.

#### **Gravel Easement Closure** (9:17 am)

Contact has been made with property owners of Lot 35 regarding the current status of reclaiming their property. Some concern by the board was raised as to whether the 6 dirt loads delivered to the property would be enough to cover the disturbed area.

**Action:** Mike Wolf still has the action to meet with 3 landscapers.

### b. Covenant Review (9:20 am)

Trailer issue on Lot 106 was again addressed.

**Action:** Candi will contact the owner of Lot 106 and report back to the Board their objectives/plans letting the trailer sit beyond the length of time the covenants allow.

**Action:** Candi will also draft a letter based on her communication with Lot 106, from the board. It will be reviewed at the March Board meeting.

**c. Grazing Lease Renewal (9:35 am)**

Attorney Gib Weiskopf is drafting a new one-year lease between STB and Taylor, incorporating sub-leases between STB and all adjacent property owners who wish to participate in the grazing lease. 15-20 sub-leases are anticipated to be written and incorporated as attachments to the lease. The lease and subleases will be written with the intention to renew on an annual basis, and with the ability to easily change participating parcels each year.

Based on a trip that Candi Knopp and Buddy Taylor made through the ranch, the list of properties to be included are 12 properties (6 lots owned by Ron Walker, 6 owners who need access through South T-Bar).

B. Taylor and R. Walker will negotiate their own grazing lease.

**d. Fire Fighting Utility (9:54 am)**

June Greenwood is now a member on the Tallahassee Volunteer Department.

**e. Newsletter (9:55 am)**

Tom will send out an email to board members requesting articles for the March 2004 issue.

A suggestion was made to send issues of the newsletter to interested parties outside of the POA, such as Tallahassee Excavation, Ron Walker, Tallahassee Volunteer Fire Department, Land Properties, our attorneys and realtors who have been active in sales of South T-Bar properties. Gate codes will be eliminated from their copies.

**Action:** Lucy Thurston will be focal point to receive articles, and to print and mail the March newsletter.

**f. STB Web Site (10:01 am)**

Andrew Lane has volunteered to host and maintain our South T-Bar web site. The web site is currently on Wayne Herbert's server. We need to contact Wayne to move it or decide to create a new web site and server location.

**Action:** Tom will attempt to have a decision on which way to go by March 1, 2004 by contacting Wayne Herbert.

**g. Trash Site Update (10:14 am)**

Still waiting delivery of three 6-foot dumpsters to our trash site by Lone Wolf.

**Action:** Dean Cornella will measure the current easement at our gate to determine whether we can move the gate in front of the existing trash site or move the trash site behind the existing gate.

**h. Annual Meeting 2004 (10:14 pm)**

Lucy introduced options for location and catering for the June 26 Annual Shareholder Meeting. Discussion proceeded on the pros and cons of holding the June 2004 Annual Meeting/Picnic again at Centennial Park in Canon City or at South T-Bar. There was strong consensus to again hold the meeting in Canon City based on

previous experiences with regard to burning restrictions, parking, and children's activities. The park has been reserved by the Cornellas.

There will be three board members completing their two year term: Tom Gore, Dean Cornella and Tim Anderson.

**Action:** A new vendor for the lunch will be asked to provide samples for the March board meeting. Lucy will set this up.

**Action:** Betty Sue Cornella informed the board that last year's caterer is interested in bidding for this function, and she will obtain a formal bid for the March board meeting.

**Action:** Candi Knopp will put together a tentative meeting package that will be sent out prior to the June meeting, and also a packet that is provided to members at the meeting.

**Action:** At the May Board meeting, collating and stuffing of packets will be shared by all board members. Mark your calendar!!

**Action:** Betty Sue will ask the Fish & Game Department to speak at that meeting.

**Action:** Candi will check with the Forestry Management Department to do the same.

**Action:** Virginia will confirm that Dan Ainsworth can attend and address road maintenance and possibly represent the Tallahassee Volunteer Fire Department.

#### IV. OLD BUSINESS

**a. Ron Walker Parcel Negotiations (10:50 am)**

Another lot has been sold in the Hall Gulch and Elk View development.

**b. BLM Easement & Row Agreements (11:00 am)**

Tom Gore briefed the board again on how the Land Property LLC set up the original Right of Way Agreement. It currently has roadways owned by various property owners adjacent to the roads. Fremont County issues caused LPI to set it up this way. LPI was to transfer the power of attorney over to the STB POA when everything else was turned over to the POA. However, the legal documents were not filed with Fremont County. Tom G. is working with Gib Weiskopf to complete that item on the LPI Turnover List.

**c. Cattle Damage (11:10 am)**

**Action:** Tom Gore will be sending a letter to Gina Bottle notifying her that South T-Bar does not have liability regarding the damage on her parcel from the Taylor cows.

#### V. NEW BUSINESS

**a. Sawmill/Arrowhead Intersection Issue**

Mark Sobczek had requested the board to change the intersection adjacent to his property.

The board previously came to the conclusion that this change would be too expensive because of relocation of a utility box, roadwork and buried utilities.

Mr. Sobczek wrote Sangre de Cristo Utilities inquiring what would be required to move the utility pedestal. The Board reviewed the copy of their reply, but still concluded the expense needed to widen this intersection for the minimal amount of traffic at this part of the ranch was not warranted.

**Action:** Candi Knopp will respond to Mark Sobczek regarding this decision.

**b. Annual Dues Status**

Of the 123 Parcels, all but 26 have been paid as of February 7, 2004, this includes 2 of the Hull Gulch lots that have partial due payments.

Betty Sue addressed the need for a late payment fee assessment of property owners failing to pay their Annual Dues within the 30 day billing. A third notice will be sent out on March 15<sup>th</sup> and will include a \$40 late fee, if payment is not received by April 1<sup>st</sup>. Subsequent late fees maybe charged.

**VI. ADJOURNMENT (11:45 am)**

Our next scheduled Board Meeting will be Saturday, March 6th, to start at 9:00am MST at the offices of Dean and Betty Sue Cornella.

At 11:45 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

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Tom Gore

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Candi Knopp

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Ginny Merchant/June Greenwood

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Dean Cornella

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Mike Wolfe

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Tim Anderson

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Betty Sue Cornella

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Lucy Thurston

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Virginia Groome

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