

South T-Bar Ranch Board of Directors Minutes May 1, 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, Tim Anderson, Candi Knopp. Via Telecon: Michael Wolfe. Not in attendance: Dean Cornella, June Greenwood, Ginny Merchant.

II. BOARD MINUTES (9:05 am)

Minutes from April 3, 2004 were reviewed. Motion was made and passed to approve the 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 (9:08 am)

1) Snow Removal and Road Maintenance Contract

Plans to install culverts the week of May 3, 2004, weather permitting.

2) Gravel Easement Closure (9:19 am)

V. Groome reported that D. Ainsworth was planning on scrapping the remaining gravel from Lot 35 and place it on the road near Parcel 90 which needs some more gravel base.

Action: M. Wolfe check with Turnkey about revegetation estimate and seeding timeline.

B. Covenant Review (9:20 am)

C. Knopp presented the first draft of a letter to camper/trailer covenant violators on first offense. (To be placed in minutes and Corporate book.)

C. Knopp also passed out the covenant violation document that would be included in the Annual Meeting packet requesting the POA members' input at the Annual Meeting on this issue.

Action: Board will take under advisement Camper/Trailer Covenant input from POA members at the Annual Meeting and make a decision at a future board meeting.

Action: C. Knopp to draft an opinion document that will be distributed at the Annual Meeting with specific points to be considered.

C. Knopp also discussed Mark Sobczak's experience with other POAs that he has contact with in his real estate dealings. Most have had a lower level of success with boards and members regarding interest, decision making, and money for ranch projects (roads, trash, etc.) than our POA.

Action: C. Knopp will still contact Mark Trotta regarding his experience with homeowners' associations.

C. Grazing Lease Renewal (9:35 am)

A 6 month Grazing Lease extension is in place and has been signed by the Taylors.

The new lease will be renewable yearly and have verbiage to include subsequent changes in ownership of parcels. The Grazing Lease will supercede all previous agreements. The BLM will not accept the document we're setting up for parcel owners. They provided their own document that will be completed and returned to them.

Action: C. Knopp and team to work at the Fremont County Record office to identify the adjacent properties involved, pinpointing them on a map of the area affected by the Grazing Lease, and provide to attorney.

D. Fire Fighting Utility (9:55 am)

Action: B. Gowdy will, weather permitting, set in place the first cistern (Parcel 37) in the early part of May.

Action: B.S. and D. Cornella will be identifying the exact parameters on each parcel agreeing to a water cistern placement. This will be included in the Cistern Easement Agreements the owners will be asked to sign.

E. STB Web Site (9:59 am)

A new domain name and server have been put in place. Transferring of web site information to the new site will take place.

Action: If the Web Site is up and running, T. Gore or A. Lane will present at the Annual Meeting the new web site information.

(10:05) M. Wolfe left the Board meeting.

F. Trash Site Update (10:05 am)

B.S. Cornella updated the meeting re status of action items D. Cornella had addressed.

The Ducey's (Parcel 83) were open to adding to the current easement on their property if needed for Trash Site and Gate changes.

D. Ainsworth could pour a pad with appropriate specifications for around \$6,000.

Moving the gate to a position in front of the trash site would cost approximately \$23,000.

We cannot sell the current trash site to another POA as it is not South T-Bar's property to sell.

Current trash pad could be used for a South T-Bar mail box site.

Action: T. Anderson should get with the George & Jan Ducey and formally put into place their agreement to add additional footage to the current easement agreement we have in place with them

Action: The gate/trash issue will be tabled until the new elected Board is in place.

G. Annual Meeting 2004 (10:15 am)

L. Thurston went through details of the Annual Meeting. Everything seems to be in place and on schedule.

Action: C. Knopp to provide ballot box for meeting.

Action: L. Thurston to check with caterer on use of their generator.

Action: V. Groome to confirm D. Ainsworth's 10 minute presentation on road maintenance.

H. June Newsletter (11:55 am)

The Board would like to get the June newsletter out before the Annual Meeting. L. Thurston will coordinate articles and mail out the week of June 1, 2004.

Action: Articles and Authors:

- Annual Meeting – T. Gore
- Covenant Review – C. Knopp
- Gate Code Changes – C. Knopp
- Web Site (if completed) – T. Gore
- Dumpster Diva (include appropriate trash) – J. Greenwood
- Real Estate Sales Update – L. Thurston
- Easement Document Review – T. Gore

V. OLD BUSINESS

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

Filed copy of Turnover document was given to L. Thurston to place in Corporate Records.

T. Gore mailed to all South T-Bar property owners a letter of explanation and the Easement Agreement document the week of April 26, 2004. It must be notarized and returned to the Board, or brought to the Annual Meeting, where notary services will be offered. Sample attached.

Action: L. Thurston to provide to Adria L. Hooker, Asst Vice President, Land Properties, Inc. a list of the owners at South T-Bar for the easement issue she's working on, and also for a company newsletter that they are mailing out to everyone who has ever purchased property from them.

VI. NEW BUSINESS (12:00)

None brought up.

VII. ADJOURNMENT (12:02 am)

Our next scheduled Board Meeting will be Saturday, June 12, 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 June 12, 2004.