

South T-Bar Ranch Board of Directors Minutes March 6, 2004

I. CALL TO ORDER (9:05 am)

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

II. BOARD MINUTES (9:09 am)

Minutes from February 7, 2004 were reviewed. Motion was made and passed to approve the amended minutes. It was carried unanimously.

III. MEMBERS OPEN FORUM (9:14 am)

No POA members were in attendance to present discussion topics.

IV. COMMITTEE AND TASK FORCE REPORTS

A. Road Committee (9:15 am)

1) Snow Removal and Road Maintenance Contract

The ranch roads are in good shape.

Action: Check with some ranch residents to get their comments.

2) Gravel Easement Closure (9:20 am)

M. Wolfe will be meeting with landscapers on March 26th regarding the revegetation plan on Lot 35. He also notified the Monte's of the plan to revegetate their lot in the Spring of 2004.

3) Road Repairs

D. Cornella noted during a ranch visit that quite a bit of water was covering the road between Lots 85 and 86.

Action: T. Anderson to have V. Groome talk to Dan Ainsworth about adding a culvert to this section of the road.

4) Elk View & Hall Gulch Maintenance

There was discussion regarding the gate keys needed by Dan Ainsworth to access this development to maintain the roads. Ron Walker has not graveled these roads yet, so would like D. Ainsworth to grade only during the day.

Action: Board to evaluate the cost versus value on road maintenance at April Board meeting. Board will review the road maintenance log.

B. Covenant Review (9:32 am)

Trailer issue on Lot 106 was clarified by C. Knopp. She called the owner who explained that at this time they do not plan to build on the property. They would like to enjoy their property using the trailer that they have moved onto the property, with much difficulty they added. They visit their property regularly for 4 day weekends.

Regarding covenant violations: Should the Board allow exceptions or variances requested by property owners on an individual basis?

It was decided to handle via emails this discussion.

Action: C. Knopp will initiate this discussion between now and the next Board meeting.

Action: C. Knopp will also draft a standard covenant violation letter for the Board to review.

C. Grazing Lease Renewal (9:40 am)

C. Knopp talked to most of the new owners regarding the Grazing Lease and how it would affect them. Most want to be included.

Gib Weiskopf suggests one document to be signed by the approximately 20 property owners affected. This would be more efficient and cost effective for the Board and is intended to prevent liability to adjacent property owners.

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

G. Weiskopf called Jeff Williams of the BLM to update them on the Grazing Lease status. An addendum will have to be added for BLM acceptance. If this is not settled by April 15, 2004 an extension will need to be written and submitted to the BLM.

D. Fire Fighting Utility (9:50 am)

No discussion items.

E. Newsletter (9:50 am)

Still some articles missing from Board members. The new gate code for contractors should be identified and published in newsletter.

Action: L. Thurston will print and mail the March newsletter as soon as possible. Also contact Susan Revak for new gate codes

F. STB Web Site (10:06 am)

Wayne Herbert sent T. Gore and Andrew Lane a detailed email on maintenance of the current web site. (Copy is in the Web Site section of the Board documents binder.)

There has been some progress on moving the South T-Bar web site. A. Lane will be submitting to the Board a list of suggested changes to the site.

G. Trash Site Update (10:14 am)

D. Cornella updated the Board that based on his survey of the current easement, there is not enough room to move the trash site inside the current location of the gate.

A Trash Task Force was put in place, consisting of D. Cornella, June Greenwood, and T. Anderson.

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.

H. Annual Meeting 2004 (10:40 pm)

C. Knopp presented a hard copy of the package to be mailed out to POA members, in May, in preparation of the Annual Meeting.

There will also be an additional package given to each POA member at the Annual Meeting. This package will contain the bulkier items to save on mailing costs. C. Knopp informed the Board that after further discussion with Mark Sobjcek, he has decided to withdraw his offer to host the Annual Meeting on his ranch property.

Date: Saturday, June 26, 2004 – 9:00am to 2:00pm

Location: Centennial Park, Cañon City, CO

Speakers: CO Forestry Agent (10-15 minutes)

Fish and Game Rep (10-15 minutes) Handouts

Dan Ainsworth (10-15 minutes) road and fire information

Action: L. Thurston should confirm with Bosco Co. catering for the annual meeting.

Action: D. Cornella will reserve tent, tables, and chairs.

Action: Registration table will be manned by the following volunteers: the Sobjceks, Kim Wolfe and Butch Thurston.

Action: C. Knopp will supply a new ballot box.

Action: L. Thurston will have sign up sheets for owners needing remotes, hang tags and map CDs.

Action: Supplies will be purchased by L. Thurston. Pens, removable dots for map, nametags, Sharp pens.

Action: C. Knopp will write up a blurb regarding dog etiquette, to include in first package to property owners.

V. OLD BUSINESS

A. Ron Walker Parcels (11:15 am)

T. Gore said there has been no activity since last Board Meeting

B. BLM Easement and ROW Agreements (11:20 am)

G. Weiskopf drafted a 4 page agreement. T. Gore has requested that the draft be reduced to a 1 page document that would be signed off by Land Properties, Inc.

Action: T. Gore will have Norm Lemons or G. Weiskopf draw up a document for ROW property owners to allow adjacent property owners the right to use South T-Bar roads. This appears to be an oversight by LPI to have all property owners sign at their closing.

A discussion on what would happen if the Board did not take any action took place.

- The BLM could be a temporary issue because they might decide to shut down the current access point.
- What would happen to Lots 96 and 97 whose road goes over the BLM property?
- Walker's properties are still waiting for the LPI turnover document giving us the ROW authorization.

The Board's decision is to address the issue now by having all South T-Bar property owners sign over the ranch road administrative authority to the POA.

A vote was made by the Board to proceed first with LPI to approve easement rights on the ranch. This was unanimously approved.

VI. NEW BUSINESS (11:45)

A. Budget Projection

T. Gore suggested that a projection of when the POA would deplete funds. This could be a topic at the Annual meeting.

Action: B. S. Cornella to work up a spreadsheet for April Board meeting.

B. EMS Request

T. Anderson was approached by Emergency Medical Response that they would like a remote to our gate for easy and speedy access to South T-Bar for emergencies.

T. Gore thought they already had the Emergency Code for our gate keypad.

Action: Lucy would provide a remote to T. Anderson at the April meeting for their convenience.

VII. ADJOURNMENT (12:05 am)

Our next scheduled Board Meeting will be Saturday, April 3, 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 April 3, 2004.