

# South T-Bar Ranch Board of Directors Minutes June 12, 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, June Greenwood, Dean Cornella, Candi Knopp. Via Telecon: Michael Wolfe, Tom Gore. Not in attendance: Tim Anderson, Ginny Merchant.

## II. BOARD MINUTES (9:03 am)

Minutes from May 6, 2004 were reviewed. Motion was made and passed to approve the minutes as amended. It was seconded and unanimously accepted.

## III. MEMBERS OPEN FORUM

No POA members were in attendance to present discussion topics.

## IV. COMMITTEE AND TASK FORCE REPORTS

### A. Road Committee (9:05 am)

#### 1) Snow Removal and Road Maintenance Contract

V. Groome reported that the culverts near Arrowhead and on Tallahassee Road (near Parcel 85) were completed. A wash out/softening of the road's edge across from Parcel 93, needs repair. Dan Ainsworth will repair area with 4-5 truckloads of material at \$135/load. (Approximately \$675.00 project). To be completed by Annual Meeting, June 26<sup>th</sup>. Board made a motion, seconded and passed to complete this action after V. Groome confirms labor costs and materials needed.

Action: V. Groome should check with D. Ainsworth regarding labor costs on this project. Also whether rip rap should be included to hold up new materials. Confirm via email to the Board.

#### 2) Gravel Easement Closure (9:15 am)

V. Groome reported that D. Ainsworth had scraped remaining gravel from Lot 35. M. Wolfe and Tony Revack (South T-Bar resident) will do dragging process to smooth seeding area.

**Action:** M. Wolfe to check with a vendor to hydro seed. Job should be around \$700.

B. Cornella requested board approval to pay D. Ainsworth invoices: Culverts: Arrowhead-\$1250, Tallahassee near Parcel 85-\$250; Gravel Reclaiming on Parcel 35-\$3,105. A total of \$4605.

**B. Covenant Review** (9:30 am)

C. Knopp is revising the Opinion Poll Sheet. She will email final document to the Board. It will be included in the Annual Meeting packet.

Because of a notice, included in the Annual Meeting mailing, of a Covenant Review discussion at the next POA Meeting. C. Knopp received two letters and one verbal response from property owners as a result. (Letters are included in these minutes.)

**Action:** To obtain input from the property owners at the Annual Meeting so that the new Board Covenant Review Committee will be able to have a Plan of Action to enforce covenant violators.

**Action:** Obtain another lawyer's opinion regarding covenant enforcement.

**C. Grazing Lease Renewal** (9:55 am)

**Action:** C. Knopp will ask B. Taylor whether he has liability Insurance coverage and, if so, ask for a copy of the policy for Board files.

Per B. Taylor and the BLM the lease needs to be a 3 year contract.

Al Joga, representing Hull Gulch and Elk View, advised C. Knopp that they want their own lease with B. Taylor. Their parcels and names will be eliminated from our Grazing Lease agreement.

**D. Fire Fighting Utility** (10:04 am)

D. Cornella updated the Board on the cistern situation. We have lost the cistern that was going to be buried on Parcel 37. It was blown by powerful winds over the hill and down the vale—splitting it in half. Because of this damage, and punctures to the cistern rolling over rocks it cannot be salvaged

**Action:** B S Cornella will check on insurance coverage on this loss.

D. Cornella moved to have the two remaining cisterns put in place this summer, to alleviate any further mishaps. The motion was seconded and passed.

**Action:** D. Cornella will check with B. Gowdy on cost for burial of both cisterns and agree on a date for completion of this project as soon as possible.

**E. STB Web Site** (10:15 am)

The new web site is up and running. The new web site address is: [www.south-t-bar.com](http://www.south-t-bar.com). The old web site is still running.

**Actions:** Delete old web site on the server. Will be discussed at Annual meeting. Include new web site address in next newsletter.

**F. Trash Site Update (10:20 am)**

With the addition of the 3 large trash bins to existing smaller bins, there is not such an overload. Still need to consider trash pick up weekly during the summer months. J. Greenwood did see an owner in the J-Bar development putting construction trash in our facilities.

**Action:** J. Greenwood is going to approach J-Bar to share our trash facility and contribute for this service.

**G. Annual Meeting 2004 (10:25 am)**

L. Thurston went through details of the Annual Meeting. Everything seems to be in place and on schedule. The agenda was reviewed and finalized for the meeting.

A motion to assign unassigned proxies to the President of the Board for any voting that will take place at the Annual Meeting. This was seconded and passed unanimously.

**Action:** Discuss the gate code issue at Annual Meeting.

**Action:** All Board members should be at the park for set up, no later than 8:00am.

**Action:** Lucy will send out a list of duties to the registration workers.

**H. Financials (11:08 am)**

B. Cornella completed a 5 Year Projected Financials spreadsheet for the Board to review. (Attached to these minutes.)

**V. OLD BUSINESS**

**A. Action Items List (11:30 am)**

Cleaned up Action Items for the new Board.

**B. Ranch Road Power of Attorney (11:50)**

**Action:** The new board should check status of returns at September Board meeting.

**VI. NEW BUSINESS (11:54)**

**A. Walker Gravel Business**

Wayne and Calista Herbert (Parcel 77) advised the Board via email, of R. Walker's pursuit of excavating a gravel pile on his property for use on his roads in Elk View and Hull Gulch. The Herbert's had concern to any violations regarding this venture?

V. Groome said there was considerable dust from trucks and concern about the heavy equipment damage to the road by excessive trips in and out of the ranch. Also, speed exceeding the ranch limits were noted, and apparent disregard for other people using the road for horseback riding.

**Action:** V. Groome will first approach R. Walker to work these issues as a good faith gesture. Her second action will be to check with the Department of Health because of the excessive dust condition.

**VII. ADJOURNMENT (12:25 am)**

Our next scheduled meeting will be Saturday, June 26, 2004, to start after the Annual Meeting. It will include the old and newly elected board members.

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 26, 2004.