

**South T-Bar Ranch
Board of Directors' Minutes
August 7, 2004**

I. CALL TO ORDER

The meeting was called to order by Candi Knopp who announced a quorum of Directors present: Betty Sue Cornella, Lucy Thurston, Virginia Groome, Anelladee Spencer, Mike Wolfe. Via telephone: Bill Wendt, Mark Sobczak, Jack Davis. Absent: Ginny Merchant.

II. POA MEMBERS OPEN FORUM

No POA members were in attendance to present discussion topics.

III. BOARD MINUTES

Minutes from June 26, 2004 were reviewed. Motion was made and passed to approve the minutes. It was carried unanimously.

IV. COMMITTEE AND TASK FORCE REPORTS

A. Road Committee

1) Members

Virginia Groome, Ginny Merchant, Dan Ainsworth

2) Snow Removal and Road Maintenance Contract

Richard Marreel voiced concern on road maintenance near his property

V. Groome listed items the committee must address: repair of street signs; adding yield sign at Tallahassee and South T-Bar intersection; weed takeover on one road; and grading of Hull Gulch and Elk View roads (R. Walker must first take care of putting in place the road base.

3) Mail Box Cluster

V. Groome will delve into whose property the mailboxes are on currently. What are the minimum number of mail boxes to start a cluster? Moving the mail box station closer to South T-Bar's gate. Setting up a box for UPS and FedEx deliveries.

B. Financial Committee

A. Spencer will assist B. Cornella on this committee.

1) Property Liens

There have been liens filed on 2 properties for nonpayment of association dues.

2) Transfer Fees

The committee will look into assessing a transfer fee to new property owners to help defray costs with the county assessor's office. Estimate of between \$50 and \$75 per parcel.

3) Utility Funds

Need an administrator to handle the reserve utility fund.

C. Fire Prevention Committee

1) Committee Members

B. Cornella and C. Knopp

2) Cisterns

The cistern on Parcel 37 is complete. The cistern to be installed on Parcel 71 needs repair, as well as suspected damage to cistern sitting on Parcel 24

Action: M. Wolfe will work with Dean Cornella on cistern work.

3) Easement Agreements

The legal documents are in the process of being signed off by parcel owners who have agreed to having cisterns and the fire station located on their property. These will be recorded with Fremont County and entered into the corporate records.

4) Fire Ban Status

Sign to be installed at front gate notifying property owners of fire status.

Action: L. Thurston to see if T. Revack will help us with acquiring a sign and then keeping the correct status on fire bans.

D. Covenant Review

1) Committee

M. Sobzcak

2) Article X Survey Results

There were 29 responses turned in at the Annual Meeting.

14 – for the current interpretation

16 – should change

9 – chose Candi's statement

6 – wrote their own

Action: M. Sobczak and B. Wendt will proceed to come up with a suggested stand the Board should take on this article.

3) Covenant Violation Procedures and Plan of Action

Action: B. Wendt will distribute to the Board the Colorado Common Interest Ownership Act (CCIOA) Colorado Revised Statutes Section 38-33.3.

Action: M. Sobczak will obtain the CCIOA Act document and send to C. Knopp.

4) Building Plan Review Committee

C. Knopp and M. Wolfe will be the point of contacts for approval of building plans for the ranch.

E. Grazing Lease

1) Committee

C. Knopp with assistance from A. Joga (Hall Gulch)

This has been an 8 month process so far. The Grazing Lease map has been completed and a copy is in the corporate records. Final document going through review and then sent out for signatures of property owners affected.

F. Secretarial Items

1) Newsletter

Articles suggested for the August newsletter were: Annual Meeting and comments from the new president; tips for driving on So.T-Bar roads; covenant issue update; building plan review; calling in fires to TVFD; weather update.

A fee was determined for advertising in the newsletter. They will be \$15 for one quarter, or \$50 for the year (4 newsletters).

2) South T-Bar Maps

J. Davis will take over updating the ranch map to include the Fremont, Elk View and Hull Gulch developments.

G. Web Site

The new web site address is www.south-t-bar.com.

Committee consists of J. Davis and Andrew Lane (webmaster).

H. Trash Site Update

Committee consists of A. Spencer and B. Wendt.

Action: To come up with a plan to move trash site inside of gate and if possible, using ranch residents as resources.

I. Security

Committee will be J. Davis and T. Revak (gate keeper).

A discussion regarding the gate code change policy occurred. A motion was made to use one code that will change every 3 months. All in favor: Knopp, Wendt, Sobzcak, Davis, Groome, Wolfe, Thurston. Opposed: Cornella.

The POA would be notified via a newsletter regarding the security change effective October 1, 2004.

Action: C. Knopp would check with T. Revak how emergency vehicles have access if the electricity fails?

Action: C. Knopp will contact County Assessor's office with gate code changes.

Action: B. Wendt will contact the Walker Elk Ranch as to how their guests access the ranch. It was believed that the guests were met at the gate upon arrival.

Action: J. Davis and T. Revak will delve into the access people seem to have through Fear Canyon onto South T-Bar.

Action: There does need to be an alternate exit off the ranch for emergencies per the Forest Department.

J. Utilities

J. Davis has responsibility for this committee with the assistance of Sam Knopp.

K. Reclamation

A. Spencer and M. Wolfe constitute this committee

A discussion to complete the reclamation of Parcel 35 and costs involved took place. M. Wolfe received an estimate from Buddy Taylor to drill 3 acres for approximately \$1850. Since there is only about 1 acre to reclaim, the costs should be less. A motion was made to finish up the job, not to exceed \$1000. The motion passed unanimously

L. Walker Mine

The committee consists of Pat Trotta, V. Groome, G. Merchant and A. Joga (Hull Gulch). Also Jim Greenwood and M. Wolfe would be involved.

Action: Look at issues regarding this business on South T-Bar and work with Walker on successful resolutions.

Action: L. Thurston check with Mark Trotta on final Walker document from the county.

V. Old Business

It was suggested that a map of South T-Bar be erected at the gate. This subject will be discussed later.

VI. New Business

B. Cornella notified the board of a bill for cistern water in the amount of \$565.00. There needs to be more clarification on which cisterns the water was supplied for.

G. Weiskoff invoiced us for \$623.00 for grazing lease work.

N. Lemons invoiced us for \$243.00 for easement agreements.

VII. ADJOURNMENT

Our next scheduled Board Meeting will be Saturday, September 11th, to start at 9:00am MDT at the office of Betty Sue Cornella. V. Groome called for adjournment with B. Cornella and M. Wolfe seconding.

South T-Bar Ranch Board of Directors

Candi Knopp

Mike Wolfe

Ginny Merchant

Virginia Groome

Betty Sue Cornella

Lucy Thurston

Jack Davis

Anelladee Spencer

Mark Sobczek

Bill Wendt

These minutes were prepared and submitted to the Board of Directors by Lucy Thurston STB Secretary, on September 11, 2004.