

**South T-Bar Ranch
Board of Directors' Minutes
September 11, 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. Via telephone: Bill Wendt, Mark Sobczak. Absent: Mike Wolfe, Jack Davis and Ginny Merchant.

II. POA MEMBERS OPEN FORUM

No POA members were in attendance to present discussion topics.

III. BOARD MINUTES

Minutes from August 7, 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) Snow Removal and Road Maintenance Contract

V. Groome listed items the committee has addressed: yield sign at Tallahassee and South T-Bar intersection; damaged street signs are going to be fixed and reinstalled by Tony Revack.

D. Ainsworth, Road Maintenance contractor has recommended additional grading added to 2 areas of South T-Bar road. Total cost for gravel and labor would be approximately \$22,248. (Bid attached)

Action: V. Groom will get more information on whether this is a long term fix.

3) Mail Box Cluster

V. Groome informed the Board that a 13 key box mail station would cost from \$2300 to \$2600 plus installation. The station could not be moved up to the current location of the trash station because the extra mile would not be reimbursed to the carrier by the Post Office.

Action: B. Cornella will check with another resource on their being any consideration by the Post Office to deliver to our mail station if it was moved to where the trash bins currently sit.

The section of road leading up to R. Marreel's gate (Fremont 245) needing maintenance was discussed. This became part of South T-Bar when a 2001 Easement was signed at the time he purchased the property.

Action: A bid needs to be obtained from D. Ainsworth on upgrading that piece. However, it should not be improved from what it was when the original easement was signed.

B. Financial Committee

B. Cornella gave a brief financial review.

1) Transfer Fees (In Process)

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 (On the Table)

Need an administrator to handle the reserve utility fund.

C. Fire Prevention Committee

1) Cisterns

The third cistern was slated for installation on Parcel 71, however Dean Cornella and Ben Gowdy have decided that the pond in that area could have water pumped from it for fire fighting purposes, and that the remaining cistern could be installed at a different location. Lot 10 might be an option.

Action: D. Ainsworth and B. Gowdy would be asked for their opinion.

Cistern on Parcel 24 appears to be still leaking water.

Action: Stop the leak!

2) Easement Agreements (In Process)

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

3) Fire Ban Status (In Progress)

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

Action: L. Thurston to check with TVFD whether they have access to signage we could use. T. Revack another source for the sign.

D. Covenant Review Committee

1) Article X Survey Results

Two more surveys were received in August. One for the covenant as it stands, the other to change it. An article was also included in the September Newsletter updating the POA.

This topic will be discussed at end of today's meeting.

2) Covenant Violation Procedures and Plan of Action (On-Going)

C. Knopp found the exact section in the (CCIOA) Colorado Revised Statutes that addressed our power of enforcing covenants.

Action: C. Knopp will distribute copies of this section to the Board.

3) Building Plan Review Committee (On-Going)

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

E. Grazing Lease Committee

The Grazing Lease revised document has been sent to B. Taylor. C. Knopp is expecting the document to be signed.

Discussion also took place as to what would happen without a grazing lease. Taxes would increase considerably. This would be another item of consideration for an article in a newsletter.

F. ROW and Easements Committee

No Activity

Action: B. Wendt will put together a list of current Easement Agreements by date and the status of each.

Action: L. Thurston to provide B. Wendt with a list of Power of Attorney agreements we've received to date, and a list of those agreements still outstanding.

G. Secretarial Items

1) Newsletter

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

Newsletter articles: 1) Article on tax advantage of grazing lease. 2) Money saved using email for newsletter. 3) Trespassing. 4) South T-Bar History.

H. Web Site

Web site is up and running.

Action: Ask A. Lane to set up Email addresses of officers in place?

Action: J. Davis to check on bulletin board discussions and reply if necessary. Ask A. Lane to set up an auto notice to J. Davis.

I. Trash Site Update

A. Spencer and B. Wendt have measured out the new trash site. Parcel 83 is okay with additional easement needed for new trash site.

Action: On October 15th B. Wendt will flag the potential site, anyone interested can join him walking the property. Contact B. Wendt for meeting time. He and A. Spencer will also draft easement agreement and get RFPs sent out to potential builders.

Action: Reevaluate the number of the large dumpster size needed.

J. Security

Action: L. Thurston and C. Knopp to notify POA members of new gate code set up via email and/or postcard. (One code that will change every 3 months.)

Action: C. Knopp would check with T. Revack on how emergency vehicles have access to the ranch 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. Revack 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.

K. Utilities

No action since August Board meeting.

L. Reclamation

No action since August Board meeting

L. Walker Mine

V. Groome updated the Board that there has been less gravel truck traffic. This might be because R. Walker has to set up a \$60,000 bond as part of the stipulations by Fremont County to guarantee reclaiming of the property after his use.

R. Walker has also given the owners of Elk View and Hull Gulch a verbal promise to gravel their roads before winter. South T-Bar will not be able to maintain those roads until the gravel base is in place.

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

V. Old Business (Pending)

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 of the cisterns this bill covers.

Trespassing

A letter from an Elk View property owner to the Board Secretary raised concern about trespassing; especially 4-wheel vehicles driven on other properties without the owner's permission.

Action: C. Knopp will draft a letter to Parcel 90 regarding her son's need to respect the boundaries of other property owners in South T-Bar.

Action: C. Knopp will contact the local authorities regarding the correct procedure to take on trespassing and mischievous activity.

Covenant Article X

M. Sobczak led discussion regarding the Board's stance after reviewing the survey on keeping in place or changing the interpretation of Covenant X. The uses of property in South T-Bar have changed since the ranch was developed. Therefore, the Covenant Review Committee is recommending we change the Board's official interpretation of this Article to reflect those changing uses and property owners' needs. In addition, investigation into the Board's powers to enforce these covenants has determined we don't really have any enforcement powers other than court proceedings.

Action: Mark will write up the first draft of this Board's interpretation of the article and send to all Board members for their review. We will make a final interpretation as a Board within a couple of months and send this interpretation to all POA members. The Board is also considering bringing up the idea of voting on making a change to Covenant Article X at the next annual meeting. Any change to our Covenants must be approved by two-thirds of all property owners.

VII. ADJOURNMENT

Our next scheduled Board Meeting will be Saturday, October 2nd, to start at 9:00am MDT at the Cornella's office. M. Sobczek called for adjournment at 11:00am with V. Groome 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 October 2, 2004.