

**South T-Bar Ranch  
Board of Directors' Minutes  
October 2, 2004**

**I. CALL TO ORDER**

Since neither the President nor the Vice President could preside over this meeting Lucy Thurston, Board Secretary, announced a quorum of Directors present: Betty Sue Cornella, Virginia Groome and Anelladee Spencer. Via telephone: Bill Wendt, Mark Sobczak. Absent: Candi Knopp, 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 September 11, 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 confirmed that the Elk View and Walker Way road signs have been installed.

**The following was tabled until the November meeting.** 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.

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

**2) 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 Pending:** 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.

**Action Pending:** A bid needs to be obtained from D. Ainsworth on upgrading the road leading up to Fremont 245. However, it should not be improved from what it was when the original easement was signed.

## **B. Financial Committee**

### **Action Pending: 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.

### **Action Pending: Utility Funds (On the Table)**

Need an administrator to handle the reserve utility fund.

## **C. Fire Prevention Committee**

### **1) Cisterns**

**Action Pending:** M. Wolfe would ask D. Ainsworth and B. Gowdy for their opinion for final cistern location.

**Action Pending:** Stop the leak Cistern on Parcel 24 which appears to be still leaking water. Determine what the repair cost would be.

**Action Pending:** There needs to be more clarification on which of the cisterns the \$565 bill covers.

### **Action Pending: 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.

### **Action Pending: Fire Ban Status (In Progress)**

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

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**

C. Knopp was not available to report.

## **E. Grazing Lease Committee**

C. Knopp was not available to report.

**Action:** Approval of payment for Attorney Weiskopf 's bill for his work on the lease was tabled until November meeting.

## **F. ROW and Easements Committee**

L. Thurston provided B. Wendt with a list of executed Power of Attorney agreements we've received to date, as well as a list of those agreements still outstanding.

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

## **G. Secretarial Items**

### **1) Newsletter**

Newsletter articles: 1) Article on tax advantage of grazing lease. 2) Money saved using email for newsletter. 3) Trespassing. 4) South T-Bar History. M. Sobczek indicated an interest in doing articles on South T-Bar history.

## **H. Web Site (South-T-Bar.com)**

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

**Action Pending:** 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**

At the beginning of the meeting, while B. Wendt was still connected, he confirmed that the Ducy's were agreeable to an extension of the easement for relocation of the trash site. This might be a moot point if we agree to the Bar-J's request to be included in our trash set up.

Denny Briton of the Bar-J development contacted our association indicating interest in paying to use our trash site for their members.

**Action:** How many Bar-J parcel owners would this involve? Number of residents using trash services? Bill would be submitted to and paid by the association.

**Action:** Go ahead with an easement agreement with the Ducy's'.

**Pending Action:** On October 15<sup>th</sup> 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.

**Pending Action:** Reevaluate the number of large dumpster needed. Consider fewer needed during the winter months, then in the summer. Also decide after Bar-J issue decided.

**J. Security**

**Pending 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.)

**Pending Action:** C. Knopp would check with T. Revack on how emergency vehicles have access to the ranch if the electricity fails?

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

**Pending 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.

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

**Pending 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

**M. Walker Mine**

**Pending Action:** L. Thurston to check with Mark Trotta on final Walker document from the County for our files.

**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.

**Trespassing**

The first draft of a letter to Parcel 90 regarding inappropriate use of their ATV's and trespassing was sent to the Board members. At this meeting the letter, with a minor change in the last paragraph, would be held until after the property owner sends in their executed Power of Attorney for the easement issue.

C. Knopp also sent to all Board members the Colorado statute that spells out a POA Board's powers to enforce their covenants.

**Action:** Receipt of Power of Attorney document from Parcel 90 will put this action into effect?

**Covenant Article X**

**Action:** M. Sobczek will write up the first draft of this Board's interpretation of Article X and send to all Board members for review. The Board will make a final interpretation within the next few months and send the final interpretation to all POA members. The Board is also considering the need of a POA vote regarding this change to the Covenant Article X at the next annual meeting. Any change to our Covenants must be approved by two-thirds of all property owners.

**VI. New Business**

It was learned by the Board that Parcel 103, a 159 acre piece, was going to be sub-divided. A current POA member is interested in purchasing a lot that adjoins their property. She questioned as to how many dues would be assessed on her two pieces of property. The Board agreed that there would be two association fees due, one for each parcel. If the two parcels were re-platted by the Fremont County, then one fee would be assessed.

As to the remaining parcels sold, they would each be assessed a yearly fee. The Board agreed that the POA would not be responsible for maintaining any roads that are built within these parcels, or bringing in additional utility lines other than what is currently in place.

**VII. ADJOURNMENT**

Our next scheduled Board Meeting will be Saturday, November 6th, to start at 9:00am MDT at the Cornella's office. V. Groome called for adjournment at 10:00am with B. Cornella seconding.

**South T-Bar Ranch Board of Directors**

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Candi Knopp

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Mike Wolfe

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Ginny Merchant

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Virginia Groome

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Betty Sue Cornella

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Lucy Thurston

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Jack Davis

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Anelladee Spencer

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Mark Sobczek

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Bill Wendt

These minutes were prepared and submitted to the Board of Directors by Lucy Thurston STB Secretary, on November 6, 2004.