

**South T-Bar Ranch
Board of Directors' Minutes
November 6, 2004**

I. CALL TO ORDER

Meeting was called to order by Candi Knopp at 9:00am. A quorum of Directors was present: Betty Sue Cornella, Virginia Groome, Lucy Thurston and Anelladee Spencer. Via telephone: Jack Davis, Mike Wolfe. Absent: Mark Sobczak, Bill Wendt and Ginny Merchant.

II. BOARD MINUTES

Minutes from October 2nd, 2004 were reviewed. Motion was made to approve the minutes. It was carried unanimously.

III. POA MEMBERS OPEN FORUM

Terry Hartman, Parcel 47, addressed the Board of his concern that he had heard of money, set aside for future utility needs, being spent for projects other than utilities. The Board confirmed to Mr. Hartman that the utility funds had not been touched, and could not be used for any POA expenses, except future utility expenditures.

T. Hartman also commented on the excellent shape of the South T-Bar roads.

IV. COMMITTEE AND TASK FORCE REPORTS

A. Road Committee

The Board discussed the additional grading recommended by our road maintenance contractor to 2 areas of South T-Bar that incur a high amount of damage from weather and driving conditions. Total cost for gravel and labor would be approximately \$22,248. Proposal and bid attached.

B. Cornella briefed the Board on capital improvements over the past 3 years. With the road program continuing as is, and grading improvements as recommended by our road contractor continuing, our General Fund balance would detrimentally be effected within the near future. It was recommended that we should reconsider what shape our POA roads realistically need to be. (Currently they are better than the county maintained roads.)

At 9:50am, Dan Ainsworth of Tallahassee Trucking joined our meeting to further explain his proposal and bid. Options were discussed with him; such as ignoring these areas (wait and see), reducing the size of this project, not plowing the areas of STB in the winter that do not have residential traffic, and advising those property owners to notify the Road Committee if they were coming up to visit, and then schedule plowing. D. Ainsworth would also like the board to consider lengthening the 2-year contract to a 5-year contract

Action: Further Board discussion would take place, via emails, to decide on which option to proceed with and when.

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

Cisterns

M. Wolfe has received a suggestion from the TVFD that the final cistern should be located somewhere on the higher elevations of the ranch.

M. Wolfe said that the leak in the cistern on Parcel 24 has been repaired and filled, but still does appear to leak water until about 50% full. This repair will be looked at again in the spring.

Action: M. Wolfe identified that the \$565 bill covers the cisterns on Parcel 24.

Action Pending: Easement Agreements (In Process)

The legal documents have been signed off by Parcels 24, 8 and 110, 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. Still missing these agreements for M. Wolfe and B. Wendt parcels.

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. V. Groome will also check with County Road Maintenance as to whether they have a spare sign.

D. Covenant Review Committee

Article X status to be tabled until December meeting.

Action Pending: 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 a 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.

E. Grazing Lease Committee

After 3 years of very hard and diligent work, the Grazing Lease is completed! Good job, Candi Knopp!!

The signed document is in the Corporate Book (under Grazing Lease). Fifteen Exhibit A's, from all adjacent property owners, will be added as they are signed off.

Approval of the payment for Attorney Weiskopf 's bill for his work was okayed by C. Knopp.

F. ROW and Easements Committee

C. Knopp notified the Board of her discussions with Land Properties, Inc.'s Adria Hooker. LPI will proceed with the ROW and Easements agreement required by the BLM. C. Knopp has given LPI copies of all of the Powers of Attorneys so far collected by us, they will proceed with this project with the assistance of the Board.

Action Pending: M. Sobczek will put together a list of current Easement Agreements by date and the status of each.

G. Secretarial Items

Newsletter Article Assignments – December 2004

Covenant Review	C. Knopp/M. Sobczek
Grazing Lease Tax Advantage	B. Wendt
Email Newsletter Savings	L. Thurston
Trespassing	C. Knopp
South T-Bar History	M. Sobczek
Web Site	A. Lane
Weather Conditions	A. Spencer
President's Message	C. Knopp
Road Update	V. Groom
Dues Notice by email	B. Cornella

Include new gate code many times.

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

Action Item: Get hold of A. Lane

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 for the Board if warranted. Ask A. Lane to set up an auto notice to J. Davis.

I. 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.) **Action Item dropped because of December newsletter.**

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 will scan and email to Board members the Fear Canyon easement that was with his purchase documents.

Pending Action: J. Davis will work with the Forest Department to identify an alternate emergency exit off the ranch.

J. Trash Site Update

Mail Box Cluster

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.

Moving Trash Site

V. Groome confirmed that a potential site for a new trash site was staked out and approved by the Ducey's of Parcel 83.

Action: Obtain a signed Easement Agreement from the Ducey's for this action, if it should occur in the future.

A Board member representative talked with Dennie Briton of the Bar J and learned there were currently 19 landowners in this developments. Only one is a fulltime resident. Others are mostly summer time users.

The Board agreed that including Bar J in our trash services would be mutually beneficial. Currently S T-Bar spends \$5,000 annually for the use of 8 dumpsters. A suggested fee per parcel owner would be \$75 annually. There would be no additional costs, such as repairs, passed onto them. The Bar J Association would pay the fees to S T-Bar annually.

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 starts using the trash service.

Action: B. Wendt would contact the elk ranch about their use of our trash site.

Action: New sign for the dumpster identifying types of trash not to be disposed of. No landscaping or building refuse! Only kitchen waste. Or something to that effect. C. Knopp had a cute jingle, but I don't remember it.

K. Utilities

Action: J. Davis to research on new technology to incorporate Hi-Speed Internet for South T-Bar.

L. Reclamation

M. Wolfe will purchase high prairie seed to sow this winter or early spring for Parcel 35.

M. Walker Mine

V. Groome has noticed activity from gravel trucks starting up again. R. Walker does not have to reimburse the POA for any of our road maintenance; this was grandfathered in by Land Properties, Inc.

Pending Action: L. Thurston to check with Fremont County Commissioners for a copy of the final Walker document for our information and 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

C. Knopp will email to the Board a final letter to Parcel 90 regarding inappropriate use of their ATV's and trespassing. It will then be sent to G. Carter.

VI. New Business

Action: J. Davis would like to receive the legal descriptions of all the South T-Bar filings to aid in the completion of the revised map. He will check with Fremont County offices.

C. Knopp updated the Board on the status of our Board member G. Merchant. Ginny Merchant has finalized the sale of Fremont 165 with the Robinson/Oliver's, who also own Parcels 81 and 82. June Greenwood and G. Merchant have moved from the ranch and therefore are no longer on the Board. It was discussed whether we should fill this vacancy.

A motion was made to keep the Board at its current 9 member size. It was seconded and passed unanimously.

VII. ADJOURNMENT

Our next scheduled Board Meeting will be Saturday, December 4th, to start at 9:00am MDT at the Cornella's office. There will be not be a January Board meeting.

A call for adjournment was made at 11:39, seconded and unanimously agreed..

South T-Bar Ranch Board of Directors

Candi Knopp, President

Mike Wolfe, Vice President

Betty Sue Cornella, Treasurer

Virginia Groome

Jack Davis

Lucy Thurston, Secretary

Mark Sobczek

Anelladee Spencer

Bill Wendt

These minutes were prepared and submitted to the Board of Directors by Lucy Thurston STB Secretary, on December 4, 2004.