

**South T-Bar Ranch
Board of Directors' Minutes
December 4, 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: Candi Knopp, Jack Davis, Mark Sobczak, and Bill Wendt. Absent: Mike Wolfe.

II. BOARD MINUTES

Minutes from November 6, 2004 were reviewed. Motion was made to approve the minutes as amended. It was carried unanimously.

III. POA MEMBERS OPEN FORUM

No POA members were in attendance.

IV. COMMITTEE AND TASK FORCE REPORTS

A. Road Committee

The Road Maintenance Guidelines that were discussed via email were approved and V. Groome confirmed that they were given to Dan Ainsworth to use when working on the roads.

D. Ainsworth is currently working on the regravelling the roads on South Tallahassee Trail as revised and approved by the Board. Details attached to minutes.

Action: V. Groome should notify D. Ainsworth that Hall Gulch is supposed to be ready for winter snow plowing.

B. Financial Committee

Discussion on late fee assessments for annual dues was discussed. Invoices will be sent out shortly and are due by January 1, 2005. If they are not paid by March 31st, a second invoice with a late fee added will be mailed. If the owner is still delinquent on June 30th, a lien will be placed on the property and cost of that action will be borne by the property owner.

Action: This information will be added to the outgoing invoice and included in the December Newsletter.

Action: BS Cornella should send a copy of invoice form to B. Wendt.

Action Pending: Utility Funds (On the Table)

Need an administrator to handle the reserve utility fund.

C. Fire Prevention Committee

Action Pending: Location of final cistern (higher elevations of the ranch).

Action Pending: Repair of cistern on Parcel 24 will be looked at again in the Spring.

Action Pending: Easement Agreements (In Process)

The legal documents have been signed off by Parcels 24, 9 and 110, who have agreed to a cistern and/or the fire station located on their property. These will be recorded with Fremont County and entered into the corporate records. Still missing an agreement from T. Revack.

Action Pending: Fire Ban Status (In Progress)

Sign to be installed at front gate notifying property owners of fire status. V. Groome will check with County Road Maintenance as to whether they have a spare sign.

D. Covenant Review Committee

After discussing the email regarding Covenant Article X interpretation by the Board, it was agreed to the interpretation, with some changes and that this should be included as an article in the December 2004 Newsletter.

E. Grazing Lease Committee

A copy of the Lease Agreement was sent to the County Assessors office. C. Knopp will also send copies of the signed Exhibits for the adjacent properties when received.

Action: C. Knopp to email the Grazing Lease to all Board Members.

Action: C. Knopp will include the signed Lease Exhibit A copies to M. Sobczak.

F. ROW and Easements Committee

Six executed Power of Attorney documents are still needed from POA owners to complete the BLM easement. They are: Parcels 42, 84, 86, 87, 91 and 99. Without these documents the BLM could refuse to grant an easement to South T-Bar owners to traverse a portion of S. Tallahassee Trail that is owned by BLM. The Board is working with LPI to resolve this issue.

Action: C. Knopp should send LPI Easement document and notification letter that LPI will be sending to the property owners above to B. Wendt.

Action: B. Wendt will call these parcel owners to plead the case of signing the Power of Attorney for LPI and South T-Bar.

G. Secretarial Items

Newsletter – December 2004

The December newsletter draft was reviewed. Additional articles would be included on annual dues, EMS building venture and Covenant X. Mid-December would be target for publishing.

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

J. Davis will be publishing the Handbook on our web site.

Action: J. Davis to delegate portions of the handbook to Board members, who can assist in editing and revising.

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 required. Ask A. Lane to set up an automatic notice to J. Davis.

I. Security

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

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 and Mail Box Site Update

Action: A. Spencer will contact the Bar J representative to see if they will approve \$75/year/lot owner for use of our trash facility.

Action Pending: B. Cornella will check with another resource on the possibility of the Post Office to deliver to our mail station if it was moved to where the trash bins currently sit.

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: C. Knopp to work on sign for the dumpster identifying types of trash not for disposal. "City Slickers: Household Trash Only"

K. Utilities

C. Knopp talked with the Quest representative that takes care of South T-Bar's phone service requirements. She was told that there was no fiber optic brought past the County 2 and 21 intersection. This was in conflict with what many owners had been told when purchasing the property.

Action: J. Davis to check this information out.

L. Reclamation

Tabled till February.

M. Walker Mine

No activity.

BS Cornella and L. Thurston obtained copies of the final document the Fremont County Commissioners have on the Walker Gravel Pit business. (Attached)

V. Old Business (Pending)

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

Trespassing

This issue has been addressed with an article in the December newsletter.

VI. New Business

Parcel 103 has been subdivided into 4 lots. Each lot will be assessed an annual due fee and have one vote on POA issues.

Action: J. Davis needs the new subdivided boundaries to update the South-T Bar map.

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.

BS Cornella presented to the Board a letter from the Northwest Fremont EMS dated November 15, 2004. They are planning on putting up a building to house their two ambulances and a meeting room and are asking for donations (both dollars and materials). An article will be included in the December newsletter.

Discussion regarding the information that Title Companies request from BS Cornella when properties are sold in South T-Bar took place. BS Cornella is requested to verbally verify if there are any liens or moneys owing on a property being sold. C. Knopp was told by realtors that they are using a POA Association financial statement (not current) to use at closing.

Action: BS Cornella, C. Knopp, M Sobczek and B. Wendt will take action on a procedure to assist on these sales and not put the POA at risk.

Action: M. Sobczek to provide a standard fee form used for these types of activities.

VII. ADJOURNMENT

Our next scheduled Board Meeting will be Saturday, February 5th, 2005 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 11:00am, 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 February 5, 2005.