

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

The monthly meeting of the Board of Directors was held on July 21, 2001

The following directors were present: Jim Greenwood, Mark Trotta, Dean Cornella, Kim Patton, Sam Knopp, Tom Hore, and Susan Revack.

Also present were: Pat Trotta, Betty Cornella, and Adele Smith from Land Properties LLC.

The Board of Directors has assigned Dean Cornella as Registered Agent for the P.O.A

Roads Maintenance was addressed and the bids are due on the road maintenance at the next Board Meeting on September 8, 2001.

Contractors giving bids are as follows: Ron Walker, Dan Hanson, Chris Hecox, Stan Hampton, John Morgan. References will be requested from contractors.

States were also addressed:

The Board of Directors decided to change codes annually and codes for Organizations and deliveries for gates will be changed quarterly. Property Owners would be notified by E-mail or U.S. Mail. The first code changes will began on October 1, 2001.

A list of service people and organizations will be made by Mark and Pat Trotta to send codes to. Kim Patton will send notices to the list of names of service people and organizations that require access through the gates.

A motion made be Jim Greenwood and duly seconded by Mark Trotta and passed unanimously.

It was also decided to have private property and trash bin signs to be made.

Dean Cornella will be in charge of signs being made and put up. Sign for key pad instructions etc. . . will be made at a later time.

Jim Greenwood would make up a E-mail List to contact property owners for present and future notices.

Budget was addressed as follows:

Transfer signature card for the P.O.A Bank Accounts are completed.

Tax returns for 20 are presently at the accounting office in Colorado Springs.

Currently Adele Smith is waiting to hear from the tax preparer and has currently recieved an extension the September 8, 2002 to have taxes completed.

Dean Cornella will have a printout on taxes.

The developer will pay any Tax preparation and penallies for the 1999 Taxes.

The Board has approved a budget for the next six months. The budget will be Revised for 2002.

A motion by Jim Greenwood and duly seconded by Mark Trotta.

Utilities were addressed as follows:

Adele Swift received chage of addresses and will give to Dean and Betty Cornella.

All Utilitie monies are free and clear of any outstanding debts or collections.

Pass Due Accounts would be contacted by the following:

Jim Greenwood will send a reminder to Roy Bebee.

Adele Swift will contact Vince and Linda Ouellette.

Betty Cornella will contact Richard Marneel.

Adele Smith states that Mathew and Ammini Zachariah have a dispute in paying there dues because of the picnic was held on there lot and feels they should not have to pay their dues for the year.

Adele Swift states because of the miscommunication between the developer and the P.O. If Zachariahs refuse to pay there dues the developer would pay their dues, for this year.

New arrangements will be made for next year's annual picnic.

New arrangements will be made for next year's annual picnic.

Dean Cornella will send out annual dues notices to the property owners.

DSL Lines were addressed as follows:

Mark and Pat Trotta had contacted Vanon Communications and came to this price list below.

Equipment 36,418.00

Installation 1,676.00

Monthly Charges 270.00

Monthly Services 120.00

Copper connectors etc. . . was around 38,000 to get service to property.

Beyond this point P.O. would have to aquire on their own individual contracts between 1-3 years would cost as follows:

128 89.00 a month

256 129.00 a month

512 199.00 a month

This resulted, and the Board decided at this time would be too costly and impractical to impleme

nt

the P.O.A at this time.

Maybe as more people move to the area prices would decrease and will be considered once again. As of now the Board is suggesting other alternatives for the DSL. This will also be addressed in the newsletter to inform the P.O. aware of the current status.

The Halls' situation is being worked on at this time. The clean up has been postponed for a week should be completed around August 1, 2001.

Complaint committee will continue to be addressed by and resolved by Jim Greenwood, Mark Trotta and Tom Gore. Any drastic problems would be submitted to the Board.

There have been requests for a refund of the surplus funds in the utility account. It was suggested this would be brought up in the next annual meeting for the P.O. This would also be announced in the newsletter.

Newsletter also was addressed and will be reporting on the followings

- 1. Notice on the Dumpster problem currently happening.*
- 2. Addressing hunting rules and regulations and how we can practice safely.*
- 3. Report on DSL Lines results at this time.*
- 4. Classified ads of any sort.*
- 5. Other articles or information that may come up or new interest.*

Also was decided that Dean Cornella will be reserving with Jo Bob's BBQ for next year's annual meeting. Jo Bob is really busy and requires an advanced reservation.

Dumpster problems were addressed:

Dean Cornella will have a sign made for trash dumping for P.O. only.

Jim Crenero with BLM Land is looking into bear proof dumpsters. Also considered a second dumpster or a pick-up twice a month to prevent overflow of trash.

The Grazing Lease was also in question. A report from Buddy Taylor stated 3-4 cattled were killed by gun shots. Immediate action has put in place for this crime. Steps taken as follows: Jim Greenwood will contact all P.O by E-mail that we have a current address for. Kim Patton would contact all Property Owners by U.S. Mail for those who have no E-mail. Mark and Pat Trotta would contact Buddy Taylor to see if there is any resolution that could be agreed on for the cattle

killed.

The next Board of Directors' Meeting will be held on September 8, 2001 at 9:00 am.

There being no further business before the Board of Directors, motion duly made by Jim Greenwood and seconded and carried by the remaining Board members, the meeting was adjourned.

South T-Bar Ranch Property Owners Association Inc.

x Margaret Little x Tom De

x [Signature] x Susan Brach

x [Signature] x [Signature]

x Kim Patton x [Signature]

These minutes were prepared and submitted to the Board of Directors by Kim Patton Secretary of South T-Bar Ranch Board of Directors on September 1, 2001.