

South T-Bar Ranch Board of Directors
Meeting Minutes

The monthly meeting of the Board of Directors was held on September 8, 2001.

The following directors were present: Mark Trotta, Dean Cornella, Kim Patton, Sam Knopp,
Those attended by phone: Jim Greenwood, Tom Gore, and Susan Revack.

Also attended were Adele Swift, and Betty Cornella.

First item of business was the approval of the July meeting minutes. Motioned by Jim Greenwood, seconded by Mark Trotta and unanimous vote.

Next item were the bids on road maintenance. Sealed bids were received by Mark Trotta.

Those who submitted a bid were: Dan Ainsworth, Ron Walker, and Chris Hecox.

See attached for bids.

The Board decided on Ron Walker on the basis of his experience, price, and availability to maintain the roads in a reasonable time

on an as needed basis, and to remove snows.

Motion was made by Jim Greenwood, seconded by Sam Knopp and unanimously approved.

Walker taking care of the roads on the basis he could provide adequate insurance and can comply with bid requirements. The Road Maintenance bid will be effective as of October 1, 2001.

Gate Codes

The gate codes will be changed as follows:

Property owners' codes will be changed annually at the annual meeting-picnic.

Service and visitors' code will be changed on a quarterly basis.

Emergency and police etc., services will be changed annually.

Locks on gates combinations will be kept by Sam Knopp and one other person on the ranch in case of emergency. The combination on locks will be changed on locks on an as needed basis. Persons to

contact on gate operation questions are Jerry Butts, and Jim Gilman.

They installed gates initially.

Past Due Accounts

The following people were contacted:

- Maurrel Paid Dues and Electric.
- Zachariahs, Betty wrote a letter of contact.
- Bebee is waiting for money.
- Unollette, Adele contacted and made arrangements.

Action item were discussed for non payments of accounts.

Tax Returns

The 2000 taxes have been filed and mailed. The payment made to federal was \$2,772.00, and to State of Colorado was \$419.00. Estimated tax for 2001 for 3 payments was made for \$1,980.00 @ \$680.00 each quarter.

Cattle Killing

The Taylors were happy to receive a payment for the cattle lost in the cattle killing. They will be continuing their lease at South T-Bar.

The cattle price was figured on price per pound. See attached form. The Board will issue a check for \$1,519.00 dollars.

Motion was made by Jim Greenwood, seconded by Dean Cornella and voted unanimously to approve this payment. This will also be mentioned in the newsletter.

Signage

The Signs put up around the ranch by Dean Cornella. Good job! It was decided to also put two more signs at the other entrances that will state No Tresspassing, No Hunting, and Keep Out-Private Property.

Trash

Trash dumpster will be emptied once a month. There will be two dumpsters in the slow time and 3 dumpsters in the busy season. To prevent the overflow of trash.

Newsletter

Newsletter was reviewed with a few corrections and will be mailed out October 1, 2001. Newsletter will be sent via U.S. Mail.

Picnic

The 2002 annual picnic has been set for June 29, 2002 with Joe Bobs

Chuckwagon Dinner. There will be a \$500.00 deposit made and will be refundable as long as notice is received no sooner then 50 days and no less then 10 days from date of reservation.

Covenant Committee

There was a review by Sam Knopp, Susan Revack and Dean Cornella on the covenant committee. It was decided there are some corrections and clarifications to the covenants is yet be made. Motion was made by Jim Greenwood, seconded by Mark Trotta and vote was unanimous.

Attorney for P.O.A

The attorney was addressed to be looked into for future reference in case The P.O.A would be in need of any legal counsel. There will be an attorney list compiled should the board need to contact an attorney in the future.

Gravel

The gravel pit was discussed and was decided as follows:
The Halls response was positive to accept the gravel pit for two years, as long as the Lot 35 will be reclaimed at the end of this period. It was decided to keep the gravel on Lot 35 on the basis of the cost to move the gravel and to store it at another location. To give it away which would have been to valuable to the P.O.A to do. It would have cost \$2-3 /ton to move. It would be \$11.50 /ton to move and spread. Going rate for a ton of gravel to purchase would be \$6.50 /ton. The board has decided to take the gravel donation from Land Properties LLC. and take responsibilities to reclaim Lot 35. Gravel will remain there for 24 months and an easement will be made with Land Properties.

Since there was a difference of opinion on the decision of keeping the gravel there was a vote taken as follows:

Jim Greenwood	Yes
Mark Trotta	Yes
Dean Cornella	Yes
Kim Patton	Yes
Sam Knopp	No
Susan Revack	Yes
Tom Gore	Yes

The Vote was 6 Yes and 1 No. Majority vote was made to keep the gravel. Jim Greenwood will write a letter of response to the Halls.

The next newsletter will report on the budget.

Addressing the ambulance service will also be addressed at the next meeting. Passes for vehicles will also be looked into at the next meeting.

There being no further business to the Board, a motion was made by Jim Greenwood, seconded by Dean Cornella and with a unanimous

