

South T-Bar Ranch Board of Directors' Minutes October 6, 2001

In attendance were the following members: Jim Greenwood, Dean Cornella, Kim Patton, Susan Revack and Tom Gore. Also present were Pat Trotta, Betty Sue Cornella and Adele Swift

I. CALL TO ORDER

The meeting was called to order by Jim Greenwood who announced a quorum of Directors were present.

II. MINUTES

June minutes were brought to the Board for approval -- motioned by Jim Greenwood, seconded by Susan Revack and unanimously approved. The minutes for July were also brought to the Board for approval -- motioned by Jim Greenwood, seconded by Dean Cornella and unanimously approved.

III. OLD BUSINESS

A. Gate Codes

The codes have not been changed yet. The instruction manual given to Mark and Pat Trotta was not the proper manual. Pat spoke with Mike Butts and he gave Pat the information to contact Linear. Pat called and they are to UPS a correct manual next week. At that time, Pat will be changing the codes. The combination locks have been changed already to 0716.

B. Past Due Accounts

Roy Bebee has sent in his funds. Quellette is waiting on closing on a property for funds to send. Zachariahs haven't sent their funds; will send one more request letter.

Possible actions for non-paying members are as follows:

1. revoke their voting rights at meetings, etc.;
2. place a lien on the property; and/or
3. send notices 3 times.

C. Tax Return

The tax return for 2000 is complete. The tax return was mailed in August. The IRS has stated that they have not received the payment to date. Betty Sue is to double check on this.

D. Cattle Killing

The Taylors have received their check for \$1,519 for the cattle killed on South T-Bar Ranch.

E. Signage

Dean Cornella has put up a "No Trespassing – Private Property" sign by Lot 16 (people coming in via cabin country). The Trottas have put another on their property. Dean would like to put another one west of Lot 24 (Revack) and also put two on Montoya's property where people are entering the Ranch from BLM.

F. Trash

A decision was made to keep monitoring the trash dumpsters for another month. We are trying to see who the violators are and what, if anything, can be done to control the trash area.

G. Newsletter

Newsletter was sent out and received by all P.O. Well done to Susan and Kim on that job! Next newsletter will be sent out on January 15, 2002.

H. Covenant Review Committee (CRC)

Covenant committee's primary concern will be to regulate size of dwelling and setbacks from the property lines.

The following parcels are in the process of building, or has a structure on them, as of this date:

Lot 9 Cornella	Lot 69 Trotta	Lot 53 Julian
Lot 47 Hartman	Lot 19 Greenwood	Lot 1 shed
Lot 85 shed	Lot 24 garage	Lot 20 shed
Lot 70 shed	Lot 37 shed	Lot 2 hut

House plans received are as follows:

Lot 24 Revack Lot 19 Greenwood
Lot 97 Pearlmans Lot 90 Bottles

The CRC consists of the following people: Sam Knopp, Susan Revack, Tom Gore and Dean Cornella. Parcels that have already started construction need to submit plans to the CRC for inclusion in our books. The CRC will discuss next month our rights and/or legal ramifications concerning property owners in violation of covenants. Tom Gore will be working on securing legal counsel for the CRC (not the Board).

I. Gravel

Gravel was leveled off so did not look so obvious. Dean estimates we only have 1,000-1,500 tons (if that) left of the gravel. Ron Walker will see if he can use the rest of gravel on STB roads. No agreement will be made with Land Properties because of gravel being used right away. Jim will speak to Mike Butts about Land Properties reclaiming Lot 35.

IV. NEW BUSINESS

A. 2002 Budget

Budget for 2002 is being worked on by Dean and Betty Sue Cornella. Sam helped last year and they will see if he would like to help again. In addition, Pat Trotta volunteered to help too. A draft of the budget will be brought to November's meeting.

B. Ambulance

Board has decided that it will not be participating in the ambulance service. Will mention in newsletter to the P.O. if they would like to make a donation to the ambulance service. Ken Hall attended ambulance meeting for P.O.A. and informed the P.O.A of their request. The Board has decided to make a donation to the Fire Department vs the ambulance service because of the greater hazard of fire. Being the Fire Department also has medical training, this would be adequate at this time for the Ranch. Lot 100 has dry hydrants for the Fire Department in case of fire. Jim Greenwood will send an informative letter reminding the Fire Department of the easement on Lot 100. As of now, we will put on hold the ambulance service until next year. Jim Greenwood will send letter to Ken Hall letting him know of the Board's decision in this regard.

C. Picnic

Annual picnic will be held at Trotta Mountain for the 2002 Picnic. The Board decided to make signs to be used each year. Picnics will be held at different locations each year within South T-Bar Ranch.

D. Roth's Easement

The Roths would like to build a road between parcels 26 and 27 and have access to STB roads. The Roths purchased property from Rick Miller. All the documents were not done properly for this land and has caused an access problem for the Roths. Rick Miller has passed away and documents were not completed properly. Roths are requesting to be part of the P.O.A. with conditions from the P.O.A. to have access to the roads in South T-Bar to their property. Board will contact Lots 26 and 27 owners to get their views on putting a road between their properties. Distance from the Roth's property to the culdesac is approximately 600 ft. Board decided that the Roths need to make a formal request about the access to the roads. Also, Roths would have to agree to pay an amount to the P.O.A. for the portion of the road fund that all owners had to pay. Adele Swift said she would let Roths know what the Board has decided. The Board will wait for the Roth's response.

E. Letterhead

It was suggested we use the format like the top of the South T-Bar website as our letterhead. A motion was made by Jim Greenwood, seconded and unanimously approved.

F. Website

Website upkeep has been lacking and needs updated. Tom Gore is trying to contact Wayne on maintaining the website. Wayne hasn't been heard from since after his accident in June. Tom will keep trying to contact Wayne.

G. Miscellaneous

Pat Trotta proposes to put a cattle guard in front of fence in case doesn't work again so cattle would not get out of (or in) the Ranch. It was decided to check with Buddy Taylor if he wants to share the cost of putting in the cattle guard and if he has a cattle guard we could put in. This will be addressed more in the next meeting.

Pat also brought up who will be responsible for the trash area if any bear attacks happen. P.O.A. will not be responsible because of signs posted that this is bear country by the BLM.

Adele Swift also suggested we have the Turnover Committee Manual updated for the next Board.

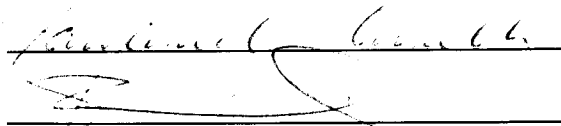
V. ADJOURNMENT

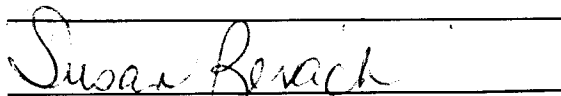
Next meeting will be held on November 3, 2001 at 9:00 a.m. at Land Properties. This will be the last meeting held at LP. Adele also notified us that Land Properties will be moving the office to Pueblo in January, 2002 (if not earlier). The location of future meetings is pending, although Dean and Betty Sue have volunteered their office.

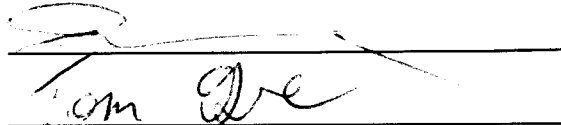
Being no further business to the Board of Directors, a motion was brought by Jim Greenwood, seconded and unanimously approved to adjourn the meeting.

South T-Bar Ranch Board of Directors









These minutes were prepared and submitted to the Board of Directors by Kim Patton Secretary of South T-Bar Ranch Board of Directors on October 20, 2001.