

South T-Bar Ranch Board of Directors' Minutes November 3, 2001

In attendance were the following members: Jim Greenwood, Mark Trotta, Sam Knopp, Kim Patton, Dean Cornella, Tom Gore and Susan Revack. Also in attendance 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

The first item of business was the approval of the September and October meeting minutes. Motion by Jim Greenwood, seconded by Mark Trotta and unanimously approved.

A request for access to Board minutes has been received. Approved minutes will be sent to those that have requested copies. Anyone asking for a copy of the minutes needs to submit their request in writing.

III. OLD BUSINESS

A. Road Maintenance

The contract has been signed by Ron Walker and he has confirmed that he is insured. The road maintenance has not started yet. Ron is waiting for snow or moisture of any kind in order to plow the roads to prevent "blow away." The other alternative would be to get a water truck to wet the roads. This alternative would be too costly. It was decided to wait for a couple more weeks to see if we get rain or snow. In addition, Ron Walker has suggested putting reflectors along the roadside so that you can see where the road actually is when heavy snow comes. The Board will need to research this in more detail.

B. Gate Codes

The gate codes have been successfully changed. The visitors and service code is 0311. Property Owners' code (and the pad lock) is 0716.

C. Past Due Accounts

Mauldin (No. 68) and Zachariah (No. 92) are delinquent and will be sent a certified letter by U.S. Mail and given 30 days to respond. The letter will state if no payment arrangements or payments are made, there will be a lien filed on the property. Motion made by Sam Knopp, seconded by Mark Trotta and passed by a unanimous vote.

Ouellettes (No. 105) and Durante (No. 109) have been notified of their past due utility assessments. Other Property Owners that are making payments or just recently became due are: Patton (No. 85) owes the remaining \$4,900 and has arranged to start making payments; King (No. 106) owes the remaining \$4,900; Perez (No. 91) owes \$7,353.67 (she called and said that she is mailing a check for the entire balance); Smith (No. 103) owes the remaining \$4,900 and is making payments; and Dorsey (No. 1) owe \$9,800 and are making monthly payments.

D. Signage

All signs referenced in previous minutes have been put up. Susan Revack is looking into hang tags for Property Owners to put on their rearview mirrors in vehicles.

E. Trash

Trash dumpsters have still remained full and overflowing. In addition, trash is still being placed outside of the dumpster. Pat Trotta will contact trash service on getting bigger dumpsters or more dumpsters.

F. Gravel

Land Properties is requesting the gravel be moved by the end of November. Mark and Pat Trotta will contact Ron Walker on moving the gravel. Jim Greenwood will contact Mike Butts on the gravel.

G. Covenant Review Committee (CRC)

Tom Gore has been researching legal counsel pertaining to covenant legalities. Covenants can be enforced on violators as follows: court action, financial ramifications, filing a lien on their property or foreclosure. Sam Knopp also suggested a fine assessment program for covenants that are broken. Violators of the covenants would have 30 days to correct the problem. Then a fine would be imposed. After that, a lien could possibly be placed on their parcel. However, we need to look at the legalities of this process first. Mark suggested sending everything via certified mail, return receipt requested so we have proof

of service. More details on the fine assessment program are to be discussed at the next meeting.

The main objectives for the CRC is as follows: house plans are to be submitted prior to building by Property Owners; how many animals and what kind of animals are allowed per acre on property; and setbacks of the property.

IV. NEW BUSINESS

A. Budget

Betty Sue Cornella presented the budget for 2002. See budget attached. The Board decided to add an expense for monthly Board meetings. There was a motion made by Jim Greenwood, seconded by Mark Trotta, and unanimously approved to accept the 2002 budget.

B. Non-Paying POA Members

For non-payment accounts Betty Sue will notify title companies in Fremont County in writing on balance owed on any parcel that has an outstanding balance past due. A lien will be filed on accounts that do not respond to notices. Notices will be sent via certified mail, return receipt requested. If no response in 30 days, a second certified letter of intent of placing a lien on the property would be sent. From 90 days from the time payment was due, a lien will be placed on the property. A motion was brought by Sam Knopp, seconded by Dean Cornella and unanimously approved.

C. Roth Easement

Kilyn Roth submitted a letter dated October 22, 2001, to Jim Greenwood as President of South T-Bar Ranch, to request access to their property through South T-Bar Ranch. The letter basically had six issues. She will: 1) agree to all STB bylaws and will restrict access to no one else; 2) build a road through lots 25 and 27 [sic 26 and 27] and connect it to STB existing roads; 3) approximately 50-70 feet from her proposed road to our existing roads; 4) no wider than 20 feet; 5) road would not be an eyesore; and 6) be agreeable to sign a formal contract restricting her use of STB roads.

The Board has decided to have a meeting with the Roths, a few Board members, and the Property Owner of parcel number 26. The time and date of this meeting will be mentioned at the next Board meeting. Pat Trotta will coordinate the meeting between the Property Owners and the Board.

D. Letterhead

There were two letterhead options presented at the meeting. There was one letterhead submitted by Tom Gore and one by Sam Knopp. The letterhead decided on because of the clarity was the option Sam Knopp had presented. The letterhead for Property Owners Association as of this date is attached.

E. Website

Wayne Herbert will maintain control of the website. However, upkeep will be done by the Andrew and Thomasine Lane (Parcel No. 86). The Lanes are willing to do this free of charge. The Lanes will host the website with their software. Tom Gore will be the website coordinator. This will also be mentioned in the newsletter any comments, information, postings etc. if any Property Owners would like to add to the website. This topic will be brought to the December Board meeting for further discussion.

F. Newsletter

The following items could be listed in the newsletter: if Property Owners have anything to contribute to the website, covenant issues at present time, picnic happenings or want ads (we need to decide whether to put them in newsletter or on website). Email addresses/ mailing addresses are not to be given out to persons for mass mailings. Website would be beneficial for Property Owners to list themselves as subcontractors if they wish. The next newsletter should come out January 15, 2002.

G. Miscellaneous

Mark Trotta suggested lengthening the term of office for Board members. He is thinking we should extend our term since the Board is just getting started.

The Bottles and their raising/selling horses as a business on the Ranch was also brought to the Board's attention.

A 2002 Picnic Planning Committee was formed. This Committee consists of Pat and Mark Trotta, Dean and Betty Sue Cornella and Kim Patton.

Pat Trotta spoke with Buddy Taylor about the cattle guard. Mr. Taylor is not interested in equipping the gate with a cattle guard.

These issues will be discussed in more detail at the next Board meeting.

V. ADJOURNMENT

The next meeting will be held on December 1, 2001 at 9:00 a.m. MST. This meeting will be held at the offices of Dean and Betty Sue Cornella located at 2730 North Ninth Street in Cañon City.

There being no further business to the Board, a motion by Mark Trotta, seconded by Jim Greenwood, and unanimously approved to adjourn the meeting. The meeting in January will be on the 12th.

South T-Bar Ranch Board of Directors

Mark S. Trotta
James L. Cornella
[Signature]
[Signature]
Susan Kovach
[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 November 26, 2001.

2002 Budget

Income:

Annual Association Dues (\$395 X 118 parcels)	\$	46,610.00
Grazing Lease (due 4/15/02 & 11/15/02)	\$	3,600.00
Interest Income		2,000.00

Projected Annual Operating Income

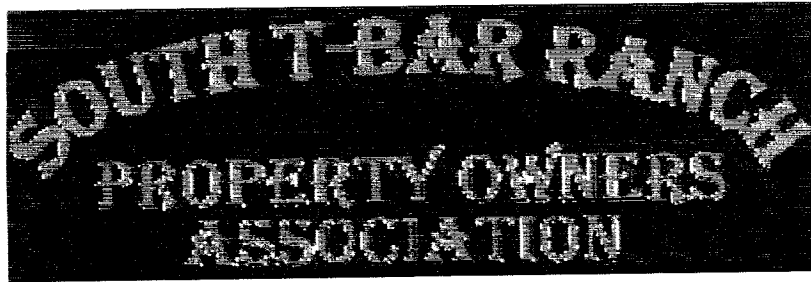
\$ 52,210.00

Expenses:

Road Maintenance		
Base Rate	\$	29,900.00
Hourly Maintenance	estimated \$	6,199.00
Insurance		
General Liability	\$	1,425.00
Officer's Liability	\$	1,316.00
Crime Coverage	\$	250.00
Gate Electrical	\$	110.00
Corporate Taxes	\$	3,000.00
Trash Service	\$	2,290.00
Communications (Newsletters etc)	\$	400.00
P.O. Office Box	\$	40.00
Accounting Fees	\$	200.00
Legal Fees	\$	1,000.00
Dues Collection Expenses	\$	80.00
Annual Meeting Expense	\$	4,500.00
Repairs/Maint/Supplies	\$	500.00
Board Meeting Expense/telephone	\$	1,000.00

Total Expenses

\$ 52,210.00



P.O. Box 1431
Canon City, Colorado 81215-1431

Board of Directors

President - Jim Greenwood
Vice-President – Mark Trotta
Treasurer – Dean Cornelia
Secretary – Susan Revack
Tom Gore
Samuel Knopp
Kim Patton
