

South T-Bar Ranch Board of Directors' Minutes December 2, 2001

In attendance were the following members: Jim Greenwood, Mark Trotta, Sam Knopp, Dean Cornella and Susan Revack. Also in attendance were Pat Trotta and Betty Sue Cornella.

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 November minutes. Motion by Mark Trotta, seconded by Jim Greenwood and unanimously approved.

III. OLD BUSINESS

A. Road Maintenance

Ron Walker attempted to grade the roads and spread the reclaimed gravel. It is just too dry to do any repair work at this time. He was able to put several loads of gravel on the roads. However, Property Owners are already complaining that it is too much gravel in one spot, etc. Ron has suggested putting reflectors along the roadside so that you can see where the road actually is when heavy snow comes. He will be checking with the County Road Department for information on the reflectors. We have asked Ron to get the Board a price quote for this project. In addition, we discussed putting some type of barrier along the roads inside STB on the three or four bad curves within the Ranch. Betty Sue is to check with Norman Lemons, attorney, to research the Board's liability for putting up such a barrier. To be discussed further after Betty Sue's meeting with Mr. Lemons.

B. Past Due Accounts

Property Owner Name	Parcel No.	Notes
Mauldin	68	Still past due. She has moved to Florida and in a divorce. She should be making payment within 2-3 weeks.
Ouellettes	105	Utility fee has been received.
Durante	109	They have been notified of their past due utility fee. At this point, they are three months past due.
Patton	85	Owes the remaining \$4,900 utility fee and has arranged to start making payments. However, no payments have been received yet.
King	106	Owes the remaining \$4,900 utility fee. On 12/3/01, it will be 30 days overdue.
Perez	91	Owes \$7,353.67 balance on utility account. To date, no payment has been received.
Zachariah	92	Paid on November 14

Statements for 2002 association dues will be mailed out at the end of December 2001 and due January 1, 2002.

Betty Sue and Susan have both completed research on filing a lien. What they found out is that there are many specifications for each type of lien and this varies from state-to-state. It was decided that an attorney needs to be contacted.

C. Trash

Trash dumpsters have still remained full and overflowing. Trash is still being placed outside of the dumpster. Pat Trotta contacted the trash service about this continuing problem. He has already replaced one of the dumpster that was damaged by a bear. Accessibility is a problem for trash collectors. We are not able to get bigger dumpster because he feels the pad is not thick enough to hold the weight on the truck. Apparently, Mike Butts told Pat that LP did not take into consideration garbage trucks driving directly onto the pad to remove trash. The pad already has cracks in it. A motion was brought before the Board by Mark Trotta to get a third dumpster (3 cubic yards), seconded by Dean Cornella

and unanimously approved. This will be an additional \$60 a month charge/\$720 yearly. Note in budget for an amendment to include this additional cost. We currently have 24 pickups/yearly.

D. Web Site

No update given at this month's meeting on the web site.

E. POA Annual Meeting

Mark suggested that we have a two hour window prior to the picnic for people to communicate their concerns one-on-one with various Board members. At this point, nothing concrete has been decided.

F. Gravel Easement

It has finally been decided that STB POA will take possession of the gravel on Parcel No. 35. Mike Butts and Jim Tyzek estimate there to be 4-5,000 tons of gravel left at an estimated value of \$28-35,000. Jim has received an easement from LP and will forward a copy to all Board members for their review. Discussion to continue at the January meeting.

G. Covenant Review Committee (CRC)

Mobile Homes

The CRC has clarified the definition of a "Mobile Home" as referenced in the covenants as follows:

A mobile home is defined as a pre-manufactured dwelling unit that is less than 24 feet wide, can be delivered to the site in one piece, and was manufactured with the intent that it can be relocated from site to site.

Temporary Dwellings

In recognition of a Landowner's needs during the construction process, the Board has agreed to the following:

After the landowner has obtained POA Board of Director's approval and all permits required by Fremont County for their permanent residence, the landowner will be allowed to reside in a temporary dwelling for up to one year during the construction process. The definition of a "temporary dwelling" includes recreational vehicles, camper units, camper trailers, and similar units with facilities to dispose of human waste in an appropriate manner. It does not include mobile homes or tents. For homeowners who have lived on their land in a temporary dwelling before obtaining their permits, the one-year allowance starts on the date the landowner first occupied the temporary dwelling.

The following sequence was suggested as a method for enforcement of covenant violations:

Suggested procedures for Covenant Violations

1. When the Board of Directors determines that a Landowner is in violation of the covenants, a certified letter will be sent to the Landowner notifying them that they have 30 days to comply with the covenants.

2. If compliance has not been achieved in 30 days from the receipt of the letter or if alternate arrangements have not been made with the Board, the Landowner may be assessed a fine of up to \$100.00 per week for each week the violation remains, retroactive to the date that the landowner received the initial letter notifying them of the violation.

3. The method for enforcement of this fine is yet to be determined pending review with an attorney.

The issue is not to collect money in fines, but to enforce the covenants of STB Ranch.

For those Property Owners that have already started construction, but the Board has no paperwork and/or blueprints from them, a letter will be sent out by Sam requesting that they submit their paperwork to the Board at their earliest convenience.

It has just been brought to the Board's attention that some Property Owners had amendments made to the covenants at the closing of their parcels. The only one the Board is aware of to date is Rick & Gina Bottles. The Board needs to obtain a copy of this amendment from Land Properties and proceed from there. We want to make sure the Bottles are not in violation with their commercial horse farm. Mark suggested we do an "audit" to review any amendments to covenants from other Property Owners.

Mark suggests having an open forum for Property Owners prior to the annual picnic to let interested parties voice their concerns and/or suggestions regarding covenant amendments. Jim's concern is that we will have no guidance until June, with much activity on the Ranch. Sam suggested that we establish a policy, publish it in the newsletter and let the Property Owners know that these are our suggested amendments, but the Board is open to concerns and/or suggestions from Property Owners.

H. Roth Easement

Pat has not been able to contact Property Owner #26. She has tried via email, phone and mailing address, but to no avail. Pat will send one final letter,

certified mail, return receipt requested. The Board feels we have tried, to the best of our ability, to contact the Property Owner #26, but at this point, we need to proceed with a meeting between Ms. Roth and several Board members to discuss the proposed easement. We will try and represent Property Owner #26 as best as we can. The Board members in attendance at that meeting will report at the January meeting the outcome of this meeting.

I. Terms for Board Members

Mark suggested that we have our term on the Board extended. The Board is new and we all feel that we are just getting rolling with organizing the Board and feel a turnover at this point would not be beneficial. We will put a more thorough article in the newsletter in March in regards to this suggestion. A suggested amendment is to retain 50% of the Board. New terms could possible be for 2 years, having the second year suggested as serving as an officer. A vote of property owners is needed. Mark will put together an article for the January meeting for possible submission for the March newsletter.

J. Hang Tags

It was suggested that we look into getting some type of hang tags for all Property Owners' vehicles. Giving each family three hang tags per parcel would be less than \$150. Jim gave Susan authorization to order 400 standard stock hang tags. The hang tags will be included with the January newsletter.

IV. NEW BUSINESS

A. Gate Code

The contractors/temporary gate code will be changed on January 1, 2002 to 9657. An email will go out to Property Owners as a reminder. In addition, Betty Sue is going to include a reminder in the 2002 billing statements going out the end of December. A note will also be in the January newsletter.

B. Obtaining an Attorney

It was determined that the Board needs to contact an attorney to be advised on numerous issues. Mark and Dean both have dealt previously with Norm Lemons to their satisfaction. Jim made a motion to make an appointment with Mr. Lemons, seconded by Sam and unanimously passed. Betty Sue will meet with Norm within the next couple of weeks to discuss: 1) what "powers" we have as a POA re: covenant enforcement, 2) liens, 3) road safety/barriers, 4) review of gravel easement with LP. Betty Sue has authority to incur up to \$1,000 in legal fees at this time.

C. Cameras

We have had numerous problems at the front gate and trash dumpsters (the latest being the elk sign was almost stolen). Discussion was had about putting some fake cameras up to try and deter violators. Dean will look into putting these cameras up and signage pertaining to them.

V. ADJOURNMENT

The next meeting will be held on January 12, 2002 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. The February meeting will be on the 9th at 9:00 a.m. at the same location.

There being no further business to the Board the meeting was adjourned.

South T-Bar Ranch Board of Directors

Mark A. Frattus

Annuel Cornella

Susan Revack
T. S. S.

These minutes were prepared and submitted to the Board of Directors by Susan Revack, STB Board Member.