

# **South T-Bar Ranch Board of Directors' Minutes May 11, 2002**

In attendance were the following members: Mark Trotta, Sam Knopp, Dean Cornella, Tom Gore and Susan Revack. Also in attendance was Betty Sue Cornella. Pat Trotta joined the meeting in progress.

## **I. CALL TO ORDER**

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

## **II. MEMBER'S OPEN FORUM**

No POA members were in attendance to present discussion topics.

## **III. MINUTES**

The April minutes were discussed. Changes will be made accordingly. A motion for approval was made by Sam and seconded by Mark. The February minutes were signed and incorporated into the books.

## **IV. OLD BUSINESS**

### **A. Road Maintenance**

Ron Walker has not been able to do any grading on the roads. In addition to there being absolutely no moisture, Ron was told by the Fire Department that he is not to use the water in the dry well. It has been so dry in Fremont County that the Road Department is even on a water ban. Apparently, this is the beginning of a serious drought for Fremont County. We are still working on obtaining water somewhere, somehow. Mark suggested contacting the owner of the parcel that has a well on it that produces 100 gallons a minute. The government regulation is thought to be 10 gallons a minute. We are hopeful that they will grant us an easement for this water. There is *nothing* that can be done to the roads without water. Suggestions were also made concerning constructing a 5-10,000 gallon cistern to hold water road maintenance. Dean will check into the price and size of the water tanks and proposed cost associated with putting this cistern in. Mark will contact the property owners.

Ken Wilson of the County Road Department has been very helpful to Pat. He has given Pat some speed limit signs for free to erect within the ranch. We also are acquiring a sign reading "Mountain Roads Ahead – Drive at Your Own Risk" from the County. Also, we were able to buy reflective tape for the posts from the County, but will need to purchase the posts ourselves. Mark and Pat are to obtain 100 posts and also contact Ron Walker for a bid on installing them. It was thought at one point to have volunteers put up these posts after our annual meeting, but we have concluded this would be too long and hard for volunteers, especially digging into rocky areas.

The road contract was also discussed. We may want to draft a more detailed, itemized contract next year, possibly hourly contract vs. set yearly fee. This will be discussed in more detail in July and/or August.

## **B. Past Due Accounts**

Dues We still have 11 property owners that have not paid their 2002 POA dues. We are not able to contact three owners. If these accounts are not brought current before the meeting on June 29<sup>th</sup>, they will not be allowed to vote. Of course, they will be allowed to pay at the picnic and still be allowed to vote.

Utility Funds Durante (109) owes \$8,900. We have already filed a lien on this property because it is for sale. Lowe/Dorsey (1) owes \$4,000; Schierholz (85) owes \$4,900, and Smith (103) owes \$4,200. These three owners are making payments. Lot 35 is under contract and 108 is not sold yet. All of these total \$41,600 outstanding in the utility fund.

## **C. Trash**

The two additional dumpster have not arrived as of this meeting. However, they are expected any day now.

Ray Lane has been contacted to give us an estimate on extending the trash pad area. We would like to see if he can fix the broken gate too.

## **D. Web Site**

Nothing substantial has been done to the web site since our last meeting. Wayne did delete the Owner Roster and has listed Susan Revack as the Secretary instead of Kim Patton. A parcel map has been obtained to put on the site. Tom is working on getting this uploaded onto the web site. Eventually we are hopeful to somehow have parcel owners submit pictures of their parcel for inclusion at this site. We will only be listing the picture, not the owner's name or address.

### **E. Roth Easement**

No new developments on the Roth easement. The Roths have placed a call to Pat Trotta, but they have been unable to speak with each other. Pat will follow up on this.

### **F. Newsletter**

Susan Revack had faxed all Board members a copy of the newsletter. Changes were made and additions suggested. Several items still need to be emailed to Susan. Once these are received, the newsletter will go out sometime the week of May 13.

### **G. POA Annual Meeting**

Sam, Dean and Betty Sue have the information packet ready for mailing this coming week. The packet will contain: 1) minutes to the 2001 annual meeting to be approved and signed, 2) proxy voting form, 3) agenda for 2002 meeting, 4) background information on DSL issue, 5) nomination form for Board, 6) proposed amendment of bylaws regarding Board terms, and 7) rsvp form (due by June 8).

Dean has checked with Joe Bob on what we need to supply. It was concluded that Joe Bob will have coffee for the morning meeting, but no donuts. The POA will bring donuts to the meeting for breakfast.

Dean has also reserved with Cañon Rental the tents (2 big, 1 small), porta potty, tables and chairs. It will be set up by Cañon Rental on Friday, June 28. They will also take it down. Signs will be made and put up within the ranch designating which way to Trotta Mountain.

The Mark and Pat still need to contact their insurance company for liability insurance for the picnic. If there is additional insurance needed, the POA will pay for this coverage for the Trottas.

We decided not to have the Open House discussed previously.

### **H. Covenant Review Committee (CRC)**

Sam has given all previously received plans to Betty Sue for inclusion into the corporate books. To date, we are current on all building plans except for Terry Hartman. Sam will send him a second letter requesting him to submit his plans to the CRC for approval.

**I. Utility Fund Task Force**

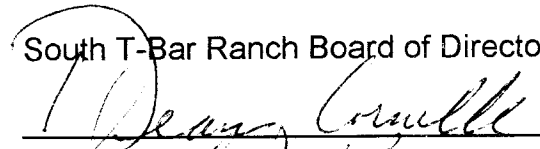
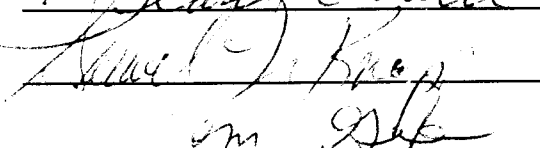
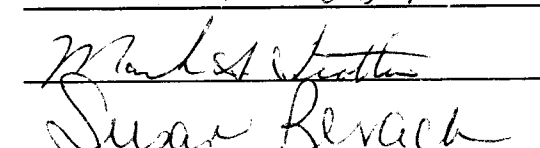
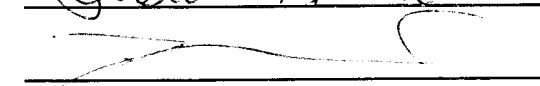
Vanion Communications was the only company in the area to respond to our bid for DSL. They will install the lines, but not maintain them. Mark will contact Vanion to get another copy of this proposal. This was previously submitted to Kim Patton, but we cannot find a copy of it now.

**V. ADJOURNMENT**

The next meeting will be held on June 22, 2002 at 9:00 a.m. MST (not June 8 as previously indicated). This meeting will be held at the offices of Dean and Betty Sue Cornella located at 2730 North Ninth Street in Cañon City. We will not be scheduling any more meetings until the new Board is elected. The Board is reminded to have all action items for the picnic concluded by June 15<sup>th</sup>. The Board is also reminded to check your email frequently during the last two weeks in June prior to the picnic.

There being no further business to the Board, Susan motion for adjournment and Sam seconded the motion.

South T-Bar Ranch Board of Directors

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