

South T-Bar Ranch Board of Directors' Minutes January 12, 2002

In attendance were the following members: Jim Greenwood, Mark Trotta, Sam Knopp, Dean Cornella, Tom Gore and Susan Revack. Also in attendance were Betty Sue Cornella, Terry Hartman, Brad Julian and Rick Bottle.

I. CALL TO ORDER

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

II. OPEN FORUM

Terry Hartman, owner of Parcel No. 47, spoke to the Board about his concerns regarding the road maintenance. He felt the last time Ron Walker plowed, it was twice as bad as it was previously. He also voiced his opinion about the excess utility funds that the Board is holding in the bank. He feels this is not legal and wants a refund. He feels that if we do not have enough money from dues to cover road maintenance, then a note needs to be sent to property owners to increase the dues.

Rick Bottle, owner of Parcel No. 90, spoke next to the Board. Rick feels the same as Terry does about the utility funds – he also wants a refund. Rick stated that “it is the people’s money and it should be return to them.” Rick also is concerned about the trash dumpster. He says they are full the next day after there has been a pickup. He also stated that he would like the Board agenda and all accounting records made public to all property owners.

Brad Julian, owner of Parcel No. 53, spoke last to the Board. Brad agrees with Rick and Terry regarding the utility fund. He stated that he has done research and told the Board “You are not suppose to do that [keep monies]. It is not right.” Brad is very concerned about the road conditions. He states they are shaking his vehicles to pieces and feels the plowing is not done correctly. There are softball size boulders everywhere. Brad is also questioning why he has to submit building plans to the Board since he has already started construction.

The Board tried to inform these property owners of the status of their concerns and/or issues:

Trash – the Board is working on this, and has been working on this issue since day one. We are trying to conclude where the excess trash is coming from. We informed the property owners that an additional dumpster and more pick ups have been discussed. We explained that we cannot get a bigger dumpster because the pad will not support the weight of a bigger dumpster.

Utility Funds – the Board explained that we are not diverting these funds to another account, or using it on anything else at all. We are simply holding the money in a separate account until we can get a resolution regarding the DSL lines at STB. However, the Board currently understands that a vote will need to go before all property owners before anything non-utility related can be done with this money. We did do an informal survey and the majority of the people stated they wanted the money held onto until a decision has been made. Terry Hartman again stated he feels this is not the proper way to handle this money. Terry feels the Board can “get themselves into trouble” by keeping the money. Sam tried again to explain that Land Properties had control of this money for purposes of paying utilities. When we, STB POA, took over control of the money, not all bills had been paid to the utility companies at that time. In addition, the DSL line still needs to be run if, in fact, that is what the POA decides to do. We cannot act solely upon the acts or wishes of one property owner. Jim reiterated that the Board has 118 interests to represent which goes beyond the preferences of the three POA members in attendance. He reminded property owners to put their complaints in writing and use the proper procedure the Board has already outlined for such complaints and/or suggestions. Betty Sue is to meet with the attorney to find out the Board's rights in keeping this money until a decision by the entire POA has been made at the June annual meeting. The Board would like to do an informal survey of all property owners as to how they feel this money should be handled. A separate mailing may be made prior to the annual meeting in June.

III. MINUTES

The approval of the December minutes was delayed until the next Board meeting on February 9, 2002.

IV. OLD BUSINESS

A. Road Maintenance

Ron Walker attempted to grade the roads after a snow fall. Apparently it was still not enough moisture to effectively grade the roads. Even though the contract states Ron does not have to plow the roads unless there is 6” of snow or more, Ron has been out trying to improve the roads. Again, it is just too dry to do

any repair work at this time. Terry Hartman stated he felt the roads were worse after such plowing. He feels there are six critical areas that need work, there is too much gravel laid down in some areas and he wants the loose rocks and big boulders removed. He feels Ron's blade is skipping and making a mess out of the roads. Mark suggested that these three property owners meet with Ron Walker and himself. Mark will try and set up a meeting before the next Board meeting and involve Terry, Rick and Brad in that meeting. Mark also suggested to these three property owners that they become board members.

We have been unable to reach anyone at the county road garage to find out information about reflectors to put up on the Ranch. We will try and get an answer before the next Board meeting in February.

The Board discussed putting up speed limit signs along the Ranch. Some owners are driving the roads at 50+mph and the Board feels that 35mph is a much safer speed on all parts of the Ranch.

B. Past Due Accounts

Property Owner Name	Parcel No.	Notes
Mauldin	68	2001 dues not paid
Durante	109	Utility fee not paid
Patton	85	Utility fee (\$4,900) not paid
King	106	Utility fee has been paid
Smith	103	Sent pmt. in; still 2 months past due; \$4,600 still due (\$325.50/mo. pmt. plan)

We will start the lien process on Durante and Mauldin with certified letters warning of a potential lien to be filed. A lien will be filed upon the Patton's parcel because the Board has had notification from a title company that a sale is pending on their STB property. Betty Sue is to consult with Norm Lemons before filing the lien on the Patton property. She will also clarify as to who should be the one to sign the lien papers.

C. Trash

The Board elected last month to acquire a third dumpster (3 cubic yards). However, we were told that no dumpster was available at this time. They are also telling us that they cannot have more frequent pickups to our area. We might want to look into another company. Mark said he believes the current trash service owner is the son of the Fremont County building inspector.

D. Web Site

No conversations with the Lanes have taken place regarding the web site. There have been pictures added to the site. We need to clarify that this is via the Lanes and not some outsiders. The Board is also looking into posting the notifications for Board meetings and agenda on this site. We would also like to see the parcel map added to the web site.

E. POA Annual Meeting

The Board has not worked on this in the past month. Subcommittees needs to get together. The newsletter will have an article about the picnic and we are hoping to get feedback from property owners. The Board feels we need to have an open forum for property owners to talk to Board members before the annual meeting. It is anticipated that the utility funds issue will be a major concern at the picnic. It was suggested that contractors might be invited to this meeting. Sam suggested bringing more detailed suggestions to next meeting.

F. Gravel Easement

The Board had Norm Lemons review the gravel easement between STB POA and LPI. Mr. Lemons said the agreement was fine, but suggests the following to be clarified: 1) the term of the agreement – these two dates do not coordinate; need to ask LPI to verify dates; 2) requirements re permits – are these required or not. (We also need to speak with LPI to see if they would agree to have LPI listed as additional insured. Waiver of subrogation states insurance company cannot go back on LPI for any reason.); 3) condition of property – will we need to water the property to keep control of the dust; 4) reclamation of the property – are we responsible for all of Lot 35 or just the area where the gravel is sitting; 5) damage liability – if after two years, could we get fined if we go past the two year agreement. LPI wants this issue resolved. Jim will follow up with Mike Butts and proceed to get the final easement prepared before the next Board meeting. Mark made a motion authorizing Jim to sign the revised easement if it contains appropriate revisions as listed above. Dean seconded the motion. A vote was conducted (5-1, with Knopp in opposition).

G. Covenant Review Committee (CRC)

An article will be in the January newsletter. There are several issues pending before the CRC, but we need to obtain the corporate books from Kim Patton before we can clarify these issues. To date, Kim has not been in communication with the Board of her intentions to continue serving on the Board. In addition, we need to check with the attorney to see what the process is for amended the covenants and/or bylaws. Betty Sue is to meet with the attorney and follow up with Sam.

H. Roth Easement

Jim received a call from Kilyn Roth saying she has not heard from anyone on the STB Board regarding the easement. Jim explained that we have been trying to set up a meeting, but have been unsuccessful at notifying the owner to Parcel No. 26. Mark and Pat will still proceed with setting up a meeting between all the parties concerned and will report back to the Board.

I. Terms for Board Members

It was noted that the POA members would have to vote to approve such a change to the Association's bylaws. Mark will put together an article for discussion at the February meeting regarding Board terms. We may elect to have an article put in the next newsletter on this topic.

J. Hang Tags

Susan received 400 standard stock hang tags. It was decided that the parcel no. would be written on the hang tags and a record kept by the Board of each parcel and their respective hang tag numbers. Three (3) hang tags will be included to each property owner with the January newsletter.

K. Gate Code

The contractors/temporary gate code was changed on January 1, 2002 to 9657. An email went out to Property Owners as a reminder. In addition, Betty Sue put a reminder in the 2002 billing statements that were mailed at the end of December. A note will also be in the January newsletter.

There are still numerous issues before the Board concerning the front gate: 1) we feel trespassers are still accessing the Ranch (there was a hunter spotted leaving the Ranch with an elk on his flat-bed truck – we need to clarify whether Dusty has access to gate code and whether or not he's giving it out to others); 2) the pin can be taken out of the gate arm and needs to be fixed so that it is not able to be removed at all; and 3) emergency personnel were not notified of gate code change – this was a secretarial duty and apparently was not done by the Board's secretary, Kim Patton. Dean will work with the Trottas when the gate code changes and will notify emergency personnel, etc. of the change. It was determined that all emergency personnel have the annual code, not the quarterly/temporary code.

L. Cameras

Dean is working on gathering information pertaining to putting cameras up and signage pertaining to them at the front gate. Dean will report to the Board next month his findings concerning the cameras.

V. NEW BUSINESS

A. Secretarial Position

The Board was under the impression that Kim Patton, Secretary of STB POA, would be in attendance at this meeting. However, Kim never showed up, nor called to inform us of the circumstances. We have not had communication with Kim since late November. The Board has heard that Kim has moved and will be resigning. Having no information about Kim, and basically having no secretary for the Board, it was suggested that Kim be removed as Secretary. Jim made a motion to remove Kim as Secretary of the Board, Mark seconded the motion and the Board unanimously voted to remove Kim as Secretary. It is imperative that we have an active member of the Board as Secretary. We have already been informed of an error that was made because we had an inactive secretary. Susan Revack volunteered her willingness to fill Kim's term as Secretary until the June annual meeting. Sam has volunteered to be ad hoc to Susan since she is still located in Kentucky. Susan plans to move to the area in May of 2002. Signature cards need to be corrected to remove Kim from the accounts and add Susan. Jim motioned to have Susan Revack elected to fill Kim's position as STB POA Secretary, Sam seconded the motion, and it was unanimously approved by all members.

Kim still has all of the corporate books and other materials that belong to the Board. We understand that Kim has moved off of the Ranch. Mark will try and locate her and ask for the Board materials back. Betty Sue suggested we send a certified letter to Kim requesting these materials. We will ask for Kim to drop off the materials to Adele at Land Properties in Cañon City. We will ask Adele to do a quick audit of material to make sure all documents are accounted for. Deadline proposed to Kim will be January 18 to return materials to Board. Sam suggested that once we retrieve the materials, that we may want to have Norm Lemons, as our attorney, hold onto the books.

B. Newsletter

Susan Revack has stated that the newsletter is almost ready to be mailed to Betty Sue for distribution. Several articles need to be submitted by Board members that will conclude the January issue. Susan will add these by Tuesday of next week and mail the newsletter and hang tags to Betty Sue for copying and distribution at the end of the week.

C. Adding Board Members

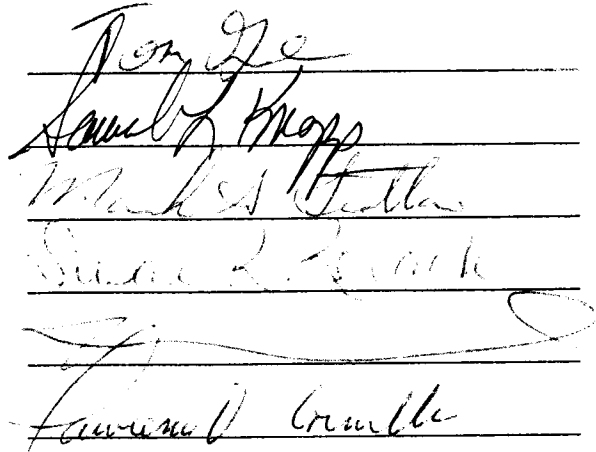
We need to research the bylaws to see what procedure we need to follow regarding adding new Board members. Can we do this now or do we need to wait until the annual meeting in June?

VI. ADJOURNMENT

The next meeting will be held on February 9, 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 March meeting will also 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


The image shows five handwritten signatures on horizontal lines. From top to bottom, the signatures are: 1. Tony De... 2. Samuel Kropp 3. Mark S. Heath 4. Susan Revack 5. Deborah Cornella

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