

South T-Bar Ranch Board of Directors' Minutes July 20, 2002

In attendance were the following members: Jim Greenwood, Mark Trotta, Sam Knopp, Dean Cornella, Susan Revack and Board members Wayne Herbert, Rick Bottle, Ann Julian and Tim Anderson. Also in attendance was Betty Sue Cornella, Pat Trotta and Gina Bottle.

I. CALL TO ORDER

The meeting was called to order by Jim Greenwood 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 June minutes were discussed. A motion was made by Mark for approval of the June minutes and seconded by Dean. Motion carried and the June minutes were approved.

The June 29, 2002 annual meeting minutes were reviewed, but will be approved in June of 2003 at the next annual meeting.

IV. OLD BUSINESS

A. Road Maintenance

Mark reports that no changes have been made to the roads since the last Board meeting. STB POA received an invoice from Avco Construction (Ron Walker) for \$22,425. This represents 75% of the contracted price. If no additional services were needed, Ron felt that since he did not do the minimal snow removals, that a discount was warranted. A motion to pay this invoice was made by Jim and seconded by Mark. The Board approved payment of this invoice.

Tim asked why the crown was removed from some parts of the road. Pat explained this was done to keep moisture on the roads at this time of the year. In the fall, gravel will be pushed back on the roads for drainage during the winter

months. Culverts will be worked on at this time also. The culverts were previously worked on during April/May of this year.

The Road Committee will address the upcoming road maintenance contract. Mark and Pat will head this committee.

B. Past Due Accounts

We still have four (4) property owners that have not paid their 2002 POA dues. Three parcels already have liens filed on them. The third has a new owner and we have sent them a bill.

C. Trash

The trash dumpsters are still full the majority of the time, even though we have a total of four dumpsters. However, a contractor (Trinidad Glass) that is building on STB Ranch was seen putting construction garbage into the dumpster and a little white car was seen dumping too. We do not believe the little white car is an owner at STB. We will continue to monitor this area and try to get license plate numbers when possible. New Board members suggested that we move the trash area inside the gate. We cannot do this because Pat has been told directly from the trash collector that he will not enter the gate.

D. Front Gate

We are still experiencing problems with the front gate closing properly. We believe that this is still due to people not letting the gate open completely. Also, when it is windy the gate has a hard time opening and closing. The Board will entertain the issue of upgrading the motor on the gate. Pat will check on this.

E. DSL Issue

Mark has an appointment set up with Vanion Communications in Denver on July 26, 2002. Aircover is another company in Denver that Mark is still trying to contact.

Wayne saw an article about the city of Ruby Ridge, Colorado and their triumph to get DSL into their city. Wayne will look up the name and the man mentioned in the article to get more information from him for STB.

Ann asked why we are pursuing this if only 22 out of 41 parcels surveyed still want the DSL. Mark explained that he feels the Board needs to pursue this to conclusion because it was implied verbally to some purchasers and he wants to conclude the original package conveyed to each property owner.

F. Covenant Review Committee (CRC)

Sam reported that Terry Hartman has still not submitted his plans to the CRC for approval. We have notified him in writing twice to comply with these requirements. Ann will speak to Terry about submitting his plans to the CRC and will report back to the Board.

The campers located on parcel no. 4 & 5 have been moved. However, we discovered that they have not been removed from the ranch, but just moved out of sight. This is still in violation of the covenants.

G. Bylaws

Sam and Tom will start working on updating the bylaws of STB.

H. Newsletter

Since Susan is unable to do the newsletter due to moving issues, Wayne has volunteered to publish the newsletter this quarter. Wayne would like to have all articles to him by August 1.

I. Fremont 600 Annexation

The Hickeys spoke to Jim after the annual meeting about being annexed into STB POA and obtaining voting rights. Jim asked them to submit this in writing to the Board. Sam will do some research on this and report back to the Board exactly what it takes to legally annex the Fremont 600 into STB POA.

J. Miscellaneous

1. Fire Hazards

There is still a fire ban in Colorado. We are hopeful that property owners do not think it is safe to have a fire if we get a shower or two on the ranch. Until the county and/or state lifts the ban, fires are still banned on STB. It was suggested that a reminder be put into the newsletter.

Elizabeth Conner owns Lot 74 which contains a well that has 100 gallons a minute. The Board tried numerous times to contact Ms. Conner and she is not returning our communications. Therefore, we have concluded she is not interested in the Board's proposal to put several cisterns on her parcel. After further discussion among the Board, we feel that the pump would not be able to handle all of these cisterns in a timely fashion. We have also concluded that it would not be a good idea to have all of the cisterns located in one spot. It was thought that spreading the cisterns out among the ranch would be more beneficial to all property owners. Betty Sue, Pat and Ann will work on scouting out locations throughout the ranch for these cisterns. Rick, Mark and Dean will

check out how to pump the water *out* of these cisterns into a truck for fighting fires.

In addition, Rick suggested that we develop an evacuation plan if we are not able to exit the front gates because of fire. Rick will research this and report back to the Board. Rick also told us that the truck at Fire Station No. 21 is dedicated to STB and Cabin Creek areas.

2. Parking Problems

Pat saw the trucks Butch Thurston has complained about parking on his property. She stopped and informed them this was private property and the owner has requested them to stop parking there. Jim will notify Butch Thurston of this and to inform him that putting out "No Parking" signs might be beneficial too.

3. POA Liability Insurance

Betty Sue reported that our current insurance agent, Chubb, is not covering property owners' associations anymore. She has contacted CNA Insurance and they will cover the POA. In fact, the cost is \$780 a year, which is less than what we are currently paying.

V. NEW BUSINESS

A. June 29, 2002 STB POA Annual Meeting Debriefing

Jim thanked everyone on the Board for their hard work serving the last year and their hard work getting ready for the annual meeting. The location was moved at the last minute to Centennial Park and worked out wonderful. Some owners liked it better at the park, while others stated they would prefer to have it on the ranch.

The Board discussed the open forum meeting. This worked out well, but we have decided to include the 9 a.m. open forum into the meeting. Therefore, next year the meeting will officially start at 9 a.m.

We also feel that there needs to be a cap put on the number of free reservations that you can register. We have not concluded what that number will be yet, but members are welcome to pay for any number of reservations beyond the initial free reservations.

E. Domain Protection

Wayne has been paying the yearly fee to protect our domain name. This runs \$35 yearly. However, you can pay for three (3) years at a rate of \$25/year. Jim authorized Betty Sue to pay this out of the POA account and reimburse Wayne for his out-of-pocket expenses.

VI. ADJOURNMENT

We have scheduled the next two Board meetings for Saturday, September 7 and October 5, 2002 at 9:00 a.m. (mountain time) at the offices of Dean and Betty Sue. Jim will draft an agenda and email to everyone.

There being no further business to the Board, Mark motioned for adjournment and Sam seconded the motion. The motion carried and the meeting was adjourned.

South T-Bar Ranch Board of Directors

Jim De
Sam H Kropp
Mark D. Latta
A. Julian
Susan R. Revack
[Signature]
[Signature]
Rick Bettle
Laurie A. Cornell

These minutes were prepared and submitted to the Board of Directors by Susan Revack, STB Secretary, on September 7, 2002.