

South T-Bar Ranch Board of Directors' Minutes September 7, 2002

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

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

Terry Hartman addressed the Board with the following concerns: (1) he still wants a refund of utility money, questioning why it is taking so long to make a decision; and (2) feels the new road contract, as written, will cost more money.

The Board then answered Terry's concerns: (1) when we took a survey at the annual meeting in June, it was just that, a survey, not a vote; (2) we did discuss the survey at the July 20 meeting, but each Board member needed additional time to adequately research the new information; (3) today is the follow up Board meeting after the July 20 meeting and it is on today's agenda.

III. MINUTES

The July minutes were discussed and changes made accordingly. A motion was made by Sam for approval of the July minutes and seconded by Tom. Motion carried and the July minutes were approved.

IV. OLD BUSINESS

A. Road Maintenance

No changes have been made to the roads since the last Board meeting.

B. Past Due Accounts

We still have four (4) property owners that have not paid their 2002 POA dues. Liens have been filed on three parcels. One of the parcels has a new owner and we will send them another invoice.

There are four (4) parcels that are making monthly payments on their utility fund balances. However, one is outstanding. We have sent them a registered letter in the mail, but have not heard back from them. We will follow up on this account.

C. Trash

The trash dumpsters are full, but not overflowing. Pat called the glass company that was previously seen dumping trash and told them this is a private dumping facility.

D. DSL Options

Mark had an appointment with Vanion Communications in Denver on July 26, 2002. He received a quote for \$35,000-50,000. However, they raised new issues as to who actually owns cable and services (STB does not want to have to maintain these lines). This matter still needs some research and Mark has asked for help on this project. A DSL Committee was formed to include Mark, Wayne and Sam. Wayne will get his information he has on Ruby Ranch and their installation of DSL to Mark and Sam. Jim was hopeful that we could bring this matter to a close today, but we still need some facts. This new committee was urged to try and bring a resolution to this issue to the next Board meeting. (See J(b) for further DLS discussion.)

E. Fire Hazard

Rick Bottle informed the Board of the recent fire located 1 ½ miles to the west of South T-Bar. The fire was spotted by Gina Bottle in the early stages and within 24 hours was put out. Fireman continuously went back to check on the fire for four days and put out start-up fires. There is still a fire ban in effect and we still have signs posted at the front gate.

F. Newsletter

Kudos to Wayne for getting the newsletter out. Susan will be able to do the November newsletter.

G. Covenant Review Committee (CRC)

Sam reported that there was nothing to report on the CRC this month. However, Susan asked Terry Hartman, who was still in attendance at the meeting, why he has such an objection to submitting his plans to the Board. We

explained that having seen his construction site, we know he is in compliance, we just need to have the paperwork on file. Terry replied with a “No Comment” and refused to answer.

H. Bylaws

Sam and Tom are still in the process of reviewing the bylaws of STB. The Board does in fact have the right to change these bylaws. Article III, Board of Directors, Section 1(b) states: *To establish, make and enforce compliance with such rules and regulations as may be necessary for the operation, use and occupancy of all of the Parcels with the right to amend the same from time to time. A copy of such rules and regulations shall be delivered or mailed to each Member upon the adoption thereof.*

I. Security Gate

This topic has been tabled until the next meeting.

J. Action Items from 2002 Annual Meeting

a. Agenda for Board Meetings and Minutes

As requested by POA members, we will be posting the minutes and the agenda for upcoming board meetings on the web site for owners to review. The agenda will typically be posted 1-2 weeks prior to the actual meeting. The minutes will be posted approximately 1-2 months after the actual meeting date. After drafting the minutes, the Board needs to review and approve them at the next monthly meeting. At that point, changes need to be incorporated into the minutes to get them into final form for posting on the web site. The Owners' Roster is also now available online.

b. Survey Results Regarding Utility Fund Refunds

A lengthy discussion ensued concerning the utility funds account. There is a balance of \$305,000± in this account. Jim would like to distribute the surplus in the funds to owners and ask that we try diligently to come to a conclusion on this matter. It was determined that we still need some definite answers to many questions. Mark, Wayne and Sam hope to have sufficient information at the next Board meeting regarding DSL. The entire Board wants a conclusion to this issue. It was suggested that some Board members try to contact Mike Butts and/or Land Properties to see what they were promised when they bought land at STB. Jim made a motion for the Board to return the balance of the funds equally to each parcel owner, but reserve \$50k for DSL, \$25k for fire, and \$50k for utility. It was concluded that we would table this matter until the next Board meeting. We are hopeful we will be able to resolve this matter and issue refunds soon. However, before anyone gets a refund of any type,

they need to be in good standing with the POA (all dues paid and in compliance with all other covenants of STB POA, etc.).

c. Fire Fighting Cistern System

Further research has been done concerning installing numerous water tanks inside STB Ranch to fight future fires. The Tallahassee Fire Dept. was called and met with Board members on the ranch to give us their expert opinion. It was decided that it would be more efficient to scatter the tanks out within the ranch instead of putting all of the tanks in one spot. The Fire Dept. proposed putting three tanks within the ranch at parcels #17, #24 and #110. These lots were picked by the Fire Dept. for their location within the ranch and also the availability of having gravity-fed accessibility. In addition, they suggested building a shed like the one on Route 21 to house a fire truck. If STB POA builds the shed (they estimate \$8,000 for shed), the Fire Dept. will furnish the truck (similar to duce and a half). Rick Bottle, a member of the Fire Dept. said having this truck inside STB gates would greatly enhance the "first response" to a fire. The landowner would lease to the Fire Dept. the land that the shed would be built on. The Board thinks this is an excellent idea. In addition, we have already confirmed with insurance companies that homeowner insurance would drop 30%-35% if we constructed the proposed tanks and shed. We have priced the tanks to be around \$3,000 a piece for 1700-2500 gallon plastic tanks or around \$3,400 for concrete tanks. Of course, we will still need to install the tanks at additional money. We have spoken to Ron Walker about installing these tanks on an hourly basis. Ron is agreeable to this. A motion was made by Jim and seconded by Rick to install the tanks and build the shed. It was unanimously approved that we would build both cistern tanks and the shed at a rough estimate of about \$22,000. Betty Sue is to check with the attorney to make sure we are able to pull this money from the utility fund. Dean, Mark and Pat will work on this project.

V. NEW BUSINESS

A. New Road Contract

The Board discussed the proposals from the Road Committee on changes made to the road contract. The changes were significant and some felt that with these stringent requirements, that no one would be able to successfully bid. We need to keep variable items out of the general contract. Since today's board meeting has already been approximately four hours, Pat asked that all Board members email her their changes to the contract by Friday, September 13. She will then email everyone the results and ask for a reply. At that point, Pat will get the Request for Bid out in the mail. She will also put an ad in some local papers.

B. Fremont 600

The Hickeys have responded to the Board's request to put in writing their request to be allowed voting rights at South T-Bar. It was sent to Tom Gore. Tom will forward the email to the Board for review and discussion at the next meeting.

VI. ADJOURNMENT

We have scheduled the next two Board meetings for Saturday, October 12, 2002 and November 16, 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, Tom motioned for adjournment and Jim seconded the motion. The motion carried and the meeting was adjourned.

South T-Bar Ranch Board of Directors

Tom Gore

Samuel H. Hickey

A. J. J. J. J.

Susan R. Revack

[Signature]

Rick Bettle

Dean Cornille

Mark A. Lott

[Signature]

These minutes were prepared and submitted to the Board of Directors by Susan Revack, STB Secretary, on October 8, 2002.