

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

In attendance were the following members: Jim Greenwood, Mark Trotta, Sam Knopp, Dean Cornella, Tom Gore, Susan Revack, Rick Bottle and Ann Julian. Also in attendance were Betty Sue Cornella, Pat Trotta, Brad Julian, Candi Knopp 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 again this month with the following concerns: (1) he wants to know who specifically on the Board is supporting DSL; he still wants a full refund of utility money; he has himself this past month researched the DSL issue and does not think it is practical for the ranch; he still feels the survey taken at the picnic was a vote and not a survey; (2) wants to know where the DSL consultant money came from; and (3) didn't think the cisterns were approved last month and wants to know why they have already put one in.

Jim addressed Terry's concerns: (1) again, we tried to explain that when we took the survey at the annual meeting in June, it was just that, a survey, not a vote; while we understand how Terry feels, this is his personal opinion and does not represent the majority owners at STB; Jim explained that we are looking after the interests of all of the owners at STB, not just our own or a select group of individuals; Terry stated that he did not agree with the consultant's report and began to explain the research he discovered in the last month; (2) we approved the payment of a consultant and the money will be taken from the utility account, as this was for utility work; and (3) Terry was mistaken about whether or not the cisterns were approved last month; the minutes reflect correctly that the Board approved installation of the three cisterns.

III. MINUTES

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

IV. OLD BUSINESS

A. Road Maintenance Contract

The 2002-2003 road contract has expired the end of September. (Walker has offered to grade the roads on an hourly basis if we get snow before we have

a new contract in place.) The Road Committee (Pat Trotta, Rick Bottle, Ann & Brad Julian and Terry Hartman) have mailed out letters to 10 contractors interested in bidding on the roads. It was strongly encouraged that if they were not familiar with STB roads, to please come out to the ranch and drive the roads. To date we have not received any bids, however, the deadline to mail in their bid is October 18. The Committee will make an initial review from the bids that are received and will try to handle via email. However, if this is not possible, a special meeting may need to be called. All contractors submitting bids to date have said that if ice is present, it is not possible to grade the roads without tearing them up significantly. Walker may not bid this year because of all of the hassles involved with last year's contract.

B. Fire Cisterns and Shed

The fire cistern located on parcel 24 has already been installed. It needs to be filled with water yet and backfilled. Owners of parcel 110 have been contacted and Mark & Pat Trotta are going to meet with them today at the ranch to go over the specifics of installation, etc. Owners of parcel 17 still need to be reached. The garage/shed to go on parcel 9 is awaiting bids. The Board approved \$25,000 (not to exceed \$30,000) to pay for this project out of the general funds, subject to review after the DSL issue has been resolved. At this point, we may take the funding out of the utility account. A motion was brought to approve this payment by Mark and seconded by Sam. The motion was unanimously approved.

Betty Sue checked on the legalities of these tanks on private property. The courthouse advises to get permission from each property owner and file a copy of that agreement at the courthouse. Pat will speak to our attorney about drafting an easement and release for each property owner (tanks and shed) to sign.

C. DSL Options

Sam contacted the Board via email to advise him as to whether or not to hire a consultant to review the DSL options we have at the ranch. After further research, it was concluded that it would be worthwhile to hire a consultant to advise the Board on this issue. The Board has a wealth of knowledge on it, but felt that we have come to the end of the road on our own research. A majority ruled as Sam received seven (7) "yes emails" and proceeded with hiring the consultant.

Sam met with the Colorado Internet Cooperative Association at the ranch. After reviewing the entire ranch, it was discovered that there are no fiber optics installed on the ranch anywhere. Some board members felt that some real estate agents were telling prospective buyers that the ranch would definitely have fiber optics installed on it. I for one was told this by my agent. Land Properties stated that STB would be "DSL capable." T-1 is available through copper lines that are on the ranch.

Attached to these minutes is the report from the consultant. The report explains broadband, T-1, DSL and other various options that can be incorporated at STB for high speed internet service, and the various costs associated with each option. There are many reasons why DSL is not practical for STB. One of the major reasons would be the upgrading and maintenance that would be required of the POA. At this point in time, this is just not practical for a POA to take on. T-1/DSL requires for the hardware to be installed, servicing of the hardware and a monthly charge incurred. A single person can do that, but for the ranch to assume all of this is beyond the scope of what was initially promised. It is just not economical for a company to want to do this for the nominal amount they would collect from each rural customer.

An alternative that we have at the ranch is satellite. This runs approximately \$70 a month. This is one-third to one-half the speed of what DSL lines are, but satellite is constantly being upgraded.

Therefore, the Board feels that DSL is not practical for the ranch at this time. T-1 is not feasible either because of the high dollars involved.

D. Motions

1. September Motion

Jim motioned to pull off the motion from the September board meeting for the Board to return the balance of the utility funds equally to each parcel owner, but *reserve \$50k for DSL, \$25k for fire and \$50k for utility*. Dean seconded this motion and the motion unanimously carried to remove this motion from the table and to make amendments to it for another vote today.

2. October Motions

An amendment motion regarding the utility funds was brought to the table. This amendment will be to *reserve \$50k for future high speed internet and \$50k for a rainy day*. A roll call vote was made:

Yes	No
Sam	Mark
Ann	Dean
Rick	Tom
	Susan
	Jim

Sam made a motion to approve the above motion amendment and Ann seconded the motion amendment. However, the amendment motion failed.

Another amendment motion regarding the utility funds was brought to the table. This amendment will be to reserve *\$75k for future utility requirements, up to \$30k to be used for fire prevention*. Jim made a motion to approve this motion amendment and Mark seconded the motion amendment. A roll call vote was made. The amendment motion unanimously passed.

The next and last motion is to equally distribute reimbursements to property owners of any remaining funds in the utility fund. However, all property owners have to be in compliance with all bylaws, covenants, dues, etc. to receive their check. A roll call vote was made and the motion passed.

Yes	No
Sam	Jim
Ann	
Rick	
Mark	
Dean	
Tom	
Susan	

E. Newsletter

Susan will be working on the November newsletter. All board members are to get articles to Susan within the next two weeks. Susan hopes to get the newsletter out the first part of November.

F. Covenant Review Committee (CRC)

Sam instructed all board members to report any covenant violations to him within the next two weeks. Anyone in violation of any covenant will not be issued a utility refund check until the violations are corrected. Any delinquency due on the utility fund payments will also be debited against the refund amount.

G. Past Due Accounts

We still have four (4) property owners that have not paid their 2002 POA dues. We anticipate receiving one of the four. We also have one account that is delinquent on their utility fund account.

H. T-Posts

We have previously purchased 200 T-post. They have not been installed yet. Walker is not willing to do now so we will need to locate a new contractor to install these throughout the ranch.

V. ADJOURNMENT

We have scheduled the next two board meetings for Saturday, November 16, 2002 and January 11, 2003 at 9:00 a.m. (mountain time) at the offices of Dean and Betty Sue. There will be no meeting in December. Jim will draft an agenda and email to everyone. Once Susan receives the agenda, she will post on the web site.

South T-Bar Ranch Board of Directors

Jim Gray
Samuel Kropp
Mark Stettin
A. Julian
Susan Revack
[Signature]
[Signature]
Rick Battle
Lawrence Connelly

These minutes were prepared and submitted to the Board of Directors by Susan Revack, STB Secretary, on November 15, 2002.