

# **South T-Bar Ranch Board of Directors' Minutes March 29, 2003**

In attendance were the following members: Jim Greenwood, Mark Trotta, Tom Gore, Susan Revack, Sam Knopp, Wayne Herbert and Tim Anderson. Also in attendance were Betty Sue Cornella, 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. POA MEMBERS**

Terry Hartman spoke to the Board regarding the condition of the roads. He states that there has been some private trucking going on that has torn up the roads and wants to know if we can assess the property owner responsible for such damage. He suggests that the Board restrict heavy trucking during the wet/spring months. He would also like to know why the quarterly grading hasn't been done – he feels that Ron needs to prioritize the work as follows: 1) snow removal, 2) repair work (damage from the snows), and 3) quarterly grading.

We will address Terry's concerns of the roads under Road Maintenance. In response to his restrictions for trucking during the spring, the Board feels this is an unrealistic request.

## **III. MINUTES**

The February minutes were discussed and changes made accordingly. A motion was made by Sam for approval of the February minutes as amended. Wayne seconded the motion. The motion carried and the February minutes were approved.

## **IV. OLD BUSINESS**

### **A. Road Maintenance Contract**

Mark stated that we've had a lot of snow. In addition, after initial plowing had taken place, there was a tremendous amount of snow drifts. Therefore, the roads are getting mushy where the snow sits. There are two or three significant places on the ranch that need snow fences – one in front of the Bottles' property, one on the turns between Hickey and Cornella properties and another at the back of the ranch past the third fire tank. The road in front of the Bottles has been graded and fixed. The Board agrees that we need to install temporary snow fencing before the 2003-2004 snow season.

It was discussed that there needs to be some ditch cleanup too. Some ditches are too deep, others are not deep enough. In addition, while Ron is able to do so, we would like for him to fix the bad spots on the roads now. Mark feels that we (the Board) need to manage the ranch and call Ron when we need it (not assuming Ron will do it). Mark will speak with Ron about this work.

Ron tore up some drain pipe and a telephone box while grading. The Board feels that these are Ron's costs and/or repairs to incur.

#### **B. Fire Fighting Utility System**

The Board is not sure of the status of the fire shed. It has been built, a gas tank appears to be hooked up, but not sure if there is a truck inside or not. Rick has been absent from the last several Board meetings. No one has seen him on the ranch either. The Board will try and reach Rick to find out the status of the fire truck/shed.

#### **C. Fremont 600 Issue**

We sent out a questionnaire regarding joining the POA to all interested parties. The only property owner to respond was the Scott family. The Hickeys have now withdrawn their request to join the POA. Apparently they have decided to move off the ranch. Sam feels we need to cease our research on this topic since the Hickeys have withdrawn. We need to notify by letter the other property owners (Scott, Dorris and Langion) who were interested in also joining the POA and ask if they are still interested. Tom feels that we should pursue because two of the five owners might still interested.

#### **D. Review of Bylaws and Covenants**

Tim has requested that the Board change the bylaws regarding quorum ruling at the annual meetings. Tim suggests that we allow the members actually *present* at the annual meeting (or represented by proxy) to constitute a quorum, not 2/3 of the property owners. A motion by Mark for a roll call vote was made. Sam seconded the motion. A roll call vote was made:

Mark	Yes
Sam	Yes
Tom	No
Tim	Yes
Susan	Yes
Wayne	Yes
Jim	No

The motion passed with 5 "yes" and 2 "no."

Tom has also made changes to the bylaws. Since it is late into this meeting, we have tabled this topic until next month. Tom will email his changes again to all Board members for discussion at the April meeting.

Sam suggests sending a letter with the annual meeting packet stating the Board's interpretation of the covenants as they are written now. This will give each property owner a chance to review what the Board is bringing to the table for discussion at the annual meeting in June 2003. We will discuss making changes at the annual meeting before property owners to get their views/ideas.

#### **E. Annual POA Meeting**

After a short discussion, the date of the 2003 annual meeting was set for June 28<sup>th</sup>, 2003 by unanimous acclamation of the Board.

Discussions for the annual meeting were headed up by Sam. We have the caterer reserved and will be having it at Centennial Park like last year. There will be a limit of six (6) free reservations. More than six are welcome, but will be charged a fee to be determined yet by the caterer. We will generate a mailing the first part of June 2003 to notify all owners.

#### **F. Accounting**

Betty Sue paid \$395 for tax preparation last year. Betty Sue suggests changing accounting firms to a local Cañon City accountant. She suggests Rhonda Tezak. The Board agrees with this change and authorizes Betty Sue to make the change to Ms. Tezak.

### **V. NEW BUSINESS**

#### **A. Gravel Parcel/Lot #35**

The Board has received a request from the owner of parcel #35. They would like the gravel off now. Apparently they were not aware that our lease runs through February 2004. We responded with correspondence and stated the agreement. We will try this fall (if not late summer) to begin this process. The Board understands that the gravel needs to be removed and the land (only where the gravel was) needs to be reclaimed. This, of course, will need to be done before winter sets in to accommodate the February 2004 deadline.

#### **B. Ron Walker's Subdivided Parcels**

The Board understands that Ron Walker has five (5) subdivided parcels that he is selling (one closing has already taken place on 2/19/03). The Board has suggested sending the new owner a prorated bill for 2003 dues (\$313.17 - 10 month bill), but Jim Greenwood will contact the owner to negotiate an acceptable level of dues and services before any bill is sent.

## VI. ADJOURNMENT

We have scheduled the next two board meetings for Saturday, April 26, 2003 and May 31, 2003 at 9:00 a.m. (mountain time) at the offices of Dean and Betty Sue. Jim will draft an agenda and email to everyone. Once Susan receives the agenda, she will post on the web site.

A motion to adjourn was brought by Jim and Mark seconded the motion. The motion was unanimously passed and the meeting was adjourned.

South T-Bar Ranch Board of Directors

Susan R. Revack

Sam L. Moxey

Tom Bell

A. Julian

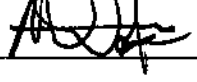




Rick Batts

Lawrence D. Cornelle

Mark S. Latta

 flw  
10/4/03

These minutes were prepared and submitted to the Board of Directors by Susan Revack, STB Secretary, on April 26, 2003.