

South T-Bar Ranch Property Owners Association, Inc.

Minutes for May 14, 2022

Regular Meeting of the Board of Directors

I. CALL TO ORDER 8:00 am

The May 2022 meeting of the Board of Directors of the South T-Bar Ranch Property Owners Association was held via conference call on May 14 2022, Robin Pedzinski, VP, called the meeting to order. A quorum was present with the following directors attending:

- Betty Sue Cornella
- Gayle Battaglini
- Robin Pedzinski
- Margaret Scott
- Joyce Omohundro
- Doug Peterson
- Brian Miller

Absent:, Ralph Spencer Becky Renck Lynnette Mote
POA members present: John Graham F160 Ann Eulert Lot 96

II. APPROVAL OF BOARD MINUTES

- Changes suggested from Joyce and previously sent to Becky-Becky absent, Motion to delay the approval until next month (Betty Sue), Gayle second, passed (one abstention-Joyce)

III. REVIEW / RATIFICATION OF ACTIONS TAKEN SINCE THE LAST MEETING: None

IV. FINANCIAL REPORT

- Since 2015 We have decreased about \$18,000 in the reserve fund.
- Snow in March & owner requested to get in for the weekend during snow in March-it cost extra \$1000 because a bulldozer had to be brought in. Is this something we need to address.
- 4 new owners-2 have not yet closed but will by June 1st, 1 closed May 13th (maybe), 1 closed earlier this month
- Certified letters to 3 owners who have not yet made full payment

OLD BUSINESS

a. Gate access/tampering update-no updates, no new issues

b. Cistern removal/replacement

- Brian will work with Greg Cook (Tallahassee Fire) to assess the level an status of our cisterns and get filled. Brian will follow up. Brian will also check on status of the cistern on Rob and Robin's property. Can T Fire also maintain it?
ACTION: Doug will check depth of cisterns. One on Wolf's property that might leak. Should check & contact M Wolfe.

- Tank on Eulert's will be removed by DeLuca with assistance of B. Taylor. He has truck and trailer, but will need Taylor's help to lift and load it.

c. Annual meeting

- Doug may be able to get ZOOM set up. He will check.

INFRASTRUCTURE:

- Brian needs input from others about road needs
- Culverts-check for debris, maybe water truck with high pressure hose can clear
- Weeds on roads-consider spraying maybe by POA to save money, using grader pulls up road base
- Ditch inspection-we haven't done this in quite a while, need to consider
- Trail cameras at gate-need SD cards cleared and batteries replaced, Mark B will look into the cameras, may add another
- Cell phone service booster at gate-consider, Brian will test to see if it will work when he returns in August. Joyce mentioned that John Graham is a telecom person and might be able to help identify a solution. Maybe a LAN would work (John).
- Trash enclosure has been repaired. Consider a sliding gate which would work better in the strong winds and be less likely to get damaged and be safer when windy. Wind break suggested, might be a problem for trash removal access and turn around for traffic.
- Near McCorvey's road maintenance-rough and rocks protruding. Steep grade. Should check easement agreement.
- Need to check all easement agreements to verify who is responsible for what (POA v. Home owner)
- Joyce requested numbers on road maintenance for the future-cost analysis in progress. Weather and wear and tear are unpredictable. Some years we exceed the budget. We have needed to pull from reserve. As more people buy and build, traffic increases which increases wear and tear on the roads and thus requiring more maintenance. Average about \$20,000 a year from reserve fund for regrading. Last year none needed.

Brian Provided the following report: Road Maintenance and Infrastructure Recommendations – Spring 2022

1) Fire Cisterns

- 3 locations (McGill's Corner, Miller's Lot #11, Revack Property)
- Check water level
- Each tank is supposedly 1750gal capacity (can this be confirmed?)

Greg Cook with Tallahassee Fire Dept. has offered to help with this. He lives about a mile up Fremont 26, so he's close to the Ranch. The Fire Dept is willing to provide a water truck to fill these reserve tanks, Greg requested that we provide him with a map of exact locations. Greg's #: 719.275.5110

2) Eulert's tank on their property

- Greg Cook provided contact of Robert Del Duca, with R & D Recycling in Canon City to remove the tank from the ranch. He has handled removal and scrapping of other tanks

for the department. However, Robert will need assistance lifting the tank onto his trailer for removal.

- b. Tank dimensions: 8' diameter x 28' long.
- c. Bill Taylor would be able to provide equipment to lift the tank onto Robert's trailer. We just need to coordinate the logistics for this.

3) Regraveling

- a. In past discussions, Bill Taylor mentioned a 20% average-per-year of regraveling primarily in high-traffic areas. During this discussion, he estimated 525.00/belly dump load of road base and approximately 1/2hr of equipment and labor to spread.
- b. Any input from folks on the ranch would be greatly appreciated to pinpoint areas of need.

4) Culvert Inspection

- a. All POA culverts need to be inspected for debris or clogging.
- b. Hopefully a water truck with a high-pressure hose can flush any clogged culverts, if not then these culverts should be considered for replacement as necessary.

5) Weed Management

- a. Last summer we were blessed with significant rainfall, which led to significant weed growth on the roadsides that encroached to the roadways.
- b. Grading the roads to mitigate the weeds proved counter-productive as the roots of the weeds were problematic in pulling up road base as the grading took place.
- c. The Board has discussed the possibility of spraying weedkiller in the early stages of spring to help prevent growth.
- d. Fremont County has an office that specializes in invasive weed management, but the Board addressed handling this on our own if at all possible to avoid excessive costs.

6) Ditch Inspection

- a. All ditches should be clean and smooth if possible, by request of the road contractor.
- b. Small tree saplings have a tendency to accumulate debris and sediment that can impede water flow. This should be mentioned to the membership at the annual meeting in hopes that property owners can help remove any vegetation and debris from their ditches to help overall road quality and water mitigation.

7) Trail cameras/communication at the main gate

- a. SD cards need to be cleared and the batteries replaced.
- b. The Board has discussed the possibility of a cell signal booster being placed at the main gate in order to help with communication for deliveries, guests, etc.

8) Trash enclosure

- a. Ralph Spencer has fixed the doors on the trash enclosure again and hopefully we won't have any major problems with bears or other issues this year.
- b. The swing-doors on the trash enclosure could be replaced with a sliding gate/door similar to Bar J's enclosure. There are some elderly residents on the ranch who have mentioned the risk of injury during high winds and the weight of the swinging doors, hopefully we can work this into the budget in the future.

9) McCorvey's Road maintenance

- a. The portion of Hall Gulch near McCorvey's home needs to be addressed with some grading and regraveling. Bill Taylor installed a driveway culvert for them last fall, and this will help with water flow. The POA needs to help with roadbase and earthworks to keep this area in better standing.

10) The Board needs to revisit all Easement agreements throughout the ranch at some point to be sure of who exactly is responsible for the maintenance thereof.

LEGAL: No report

COMMUNICATIONS: No Report

V. NEW BUSINESS:

- a. Realtor for Clements says they want to put an “Earthship” on lot 60. Robin has requested plans. Our role is to ensure that plans are in compliance with covenants.
- b. Soliciting board nomination requests-are there any current requests?
- c. Annual meeting agenda review.

Becky provided the following report

Annual Meeting Documents are being finalized to be sent out by May 25 (or thereabouts) Underlined need completed. They include:

1-Annual Proxy Form – same as last year

2-Address Verification form - same as last year

3-Annual Meeting Agenda – will need to adjust when we get a good agenda together. Lynnette, can we work on this offline next week?

4-Cover Letter – will need to complete when we get the Agenda and Covenants to a presentable point.

5- Board Nomination Form – I changed this a bit this year to require it be sent ahead of time to the Secretary. (I researched all documents and there is no-where saying we had to take nominations from the floor that I could find.)

6- RSVP form to reply directly by Email rather than Fax or mail in.

7- DRAFT annual 2021 minutes

Mailed at a separate date to emphasize NEW DOCUMENT on Covenant & Bylaw review to present to the members. After we have gone through the Bylaws and discussed Maris’s few comments back on the Covenants, I will make a cheat sheet (a point reference) of the changes made to the old documents for the members. I am hoping this diffuses some of the overwhelm and controversy we may receive. Want to mail this on June 15th.

Please discuss: I have sent an invitation to Bob Carochi (or someone in the DOW department) to speak at the meeting.

We need someone to take ownership of the Webcast or ZOOM – laptop & cords availability and sign in numbers etc. I will need that information to print in the mailings. Last year we used Curtis’s but don’t really want to go there.

- d. Website updates
- e. We are over budget on legal by \$4919.50. Margaret motioned to approve, Joyce seconded, passed unanimously.

VI. POA MEMBER COMMENTS:

John Graham-John wants to volunteer time to pull weeds and repack. Will accept liability. Need guidance to proceed. Robin will check with Brian and get back with John

VII. ADJOURNMENT: Meeting adjourned at 9:10 am Motion from Betty Sue, Joyce seconded.

VIII. CLOSED SESSION: None

Respectfully submitted by
Margaret Scott & Becky Renck, Secretary South T-Bar Ranch

SOUTH T-BAR RANCH POA

Balance Sheet
April 30, 2022

ASSETS:

Operating Funds

| | | | |
|---|----|-----------|---------------------|
| Legacy Bank /Checking | \$ | 1,424.45 | |
| Legacy Bank / Money Market - General Fund | \$ | 32,463.39 | |
| Total Operating Funds | | | <u>\$ 33,887.84</u> |

Reserve Funds

| | | | |
|---|----|------------|----------------------|
| Legacy Bank / Money Market - Reserve Fund | \$ | 175,710.76 | |
| Total Reserve Funds | | | <u>\$ 175,710.76</u> |

TOTAL ASSETS \$ 209,598.60

LIABILITIES

\$ -
\$ -

EQUITY

| | | | |
|--------------------------|----|------------|----------------------|
| POA General Fund 2022 | \$ | 33,887.84 | |
| POA Reserve Fund Balance | \$ | 175,710.76 | |
| TOTAL EQUITY | | | <u>\$ 209,598.60</u> |

TOTAL NET WORTH & EQUITY \$ 209,598.60

SOUTH T-BAR RANCH POA

INCOME STATEMENT

April 30, 2022

| | Year To Date | Annual | Variance |
|---------------------------------------|------------------|------------------|-------------------|
| | April 2022 | Budget 2022 | |
| Income | | | |
| <i>Annual Expense Assessment</i> | 49,635.00 | 50,160.00 | (525.00) |
| <i>Annual Road Use Fee</i> | 8,360.00 | 8,800.00 | (440.00) |
| <i>Grazing Lease</i> | | 3,800.00 | (3,600.00) |
| <i>Interest</i> | 7.68 | 98.00 | (90.32) |
| <i>Late fee</i> | | 220.00 | (220.00) |
| <i>Ownership Change Assessment</i> | 50.00 | 600.00 | (550.00) |
| <i>Misc - Remotes, lien fee</i> | 80.00 | 0.00 | 80.00 |
| Total Income | <u>58,132.68</u> | <u>63,478.00</u> | <u>(5,345.32)</u> |
| Expenses | | | |
| <i>Road Maintenance Contract</i> | 8,122.50 | 38,000.00 | 29,877.50 |
| <i>Insurance</i> | | | |
| <i>General Liability</i> | | 3,800.00 | 3,800.00 |
| <i>Gate Electric/Maint</i> | 95.10 | 500.00 | 404.90 |
| <i>Trash Service</i> | 2,580.00 | 8,000.00 | 5,420.00 |
| <i>Newsletter & Communication</i> | | 0.00 | - |
| <i>Post Office Box</i> | 134.00 | 108.00 | (26.00) |
| <i>Accounting Fees</i> | 700.00 | 700.00 | - |
| <i>Legal Fees</i> | 2,940.00 | 2,000.00 | (940.00) |
| <i>Corporate Taxes</i> | 442.00 | 260.00 | (182.00) |
| <i>Dues Collection Expenses</i> | | 50.00 | 50.00 |
| <i>Annual Meeting Expense</i> | 95.00 | 750.00 | 655.00 |
| <i>Repairs & Maintenance</i> | 13.06 | 100.00 | 86.94 |
| <i>Misc Expense</i> | 368.18 | 455.00 | 86.82 |
| <i>Reserves</i> | 8,755.00 | 8,755.00 | - |
| Total operating Expenses | <u>24,244.84</u> | <u>63,478.00</u> | <u>39,233.16</u> |
| Income (Loss) from Operations | <u>33,887.84</u> | <u>\$ -</u> | <u>33,887.84</u> |

| South T Bar Ranch POA - Reserve Fund Statement 2022 | |
|--|---------------|
| | Year To Date |
| | April 2022 |
| 2022 Reserve Income | |
| <i>Reserve 2022 Income</i> | |
| <i>Interest Income</i> | 54.99 |
| <i>Total Reserve Income</i> | <u>54.99</u> |
| 2022 Reserve Expenditures | |
| <i>Road Work/ Re-Gravel etc</i> | 0.00 |
| <i>Total Reserve Expenses</i> | <u>-</u> |
| 2022 Income/(Loss) from Reserves | <u>54.99</u> |

**South T Bar Ranch POA
Reserve Funds
as of April 30, 2022**

| | |
|--|--------------------|
| Beginning Reserve Fund Balance 01/01/15 | 193,706.61 |
| Annual Reserve Contributions 2015 | 18,000.00 |
| Interest Earnings 2015 | 198.23 |
| Additional funds from 2015 budget excess | 6,261.81 |
| Less: Reserve Expenses 2015 | <u>(28,266.26)</u> |
| Reserve Balance 12/31/15 | <u>189,900.39</u> |
| | |
| Annual Reserve Contributions 2016 | 12,950.00 |
| Interest Earnings 2016 | 200.03 |
| Less: Reserve Expenses 2016 | <u>(3,047.82)</u> |
| Reserve Fund Balance 12/31/16 | <u>200,002.60</u> |
| | |
| Additional funds from 2016 Budget Excess | 7,308.92 |
| Annual Reserve Contributions 2017 | 12,450.00 |
| Interest Earnings 2017 | 207.39 |
| Less: Reserve Expenses 2017 | <u>(18,469.06)</u> |
| Reserve Fund Balance 12/31/17 | <u>201,499.85</u> |
| | |
| Additional funds from 2017 Budget Excess | 1,642.40 |
| Annual Reserve Contribution 2018 | 12,500.00 |
| Interest Earnings 2018 | 239.36 |
| Less: Reserve Expenses 2018 | <u>(25,163.71)</u> |
| Less: Loss from 2018 Budget | <u>(4,790.34)</u> |
| Reserve Fund Balance 12/31/18 | <u>185,927.56</u> |
| | |
| Interest Earnings 2019 | 541.67 |
| Annual Reserve Contribution 2019 | 12,500.00 |
| Less: Reserve Expenses 2019 | <u>(20,417.58)</u> |
| Less: loss from 2019 Budget | <u>(9,895.54)</u> |
| Reserve Fund Balance | <u>168,656.11</u> |
| | |
| Interest Earnings 2020 | 330.27 |
| Less: Reserves Expenses 2020 | <u>(17,326.10)</u> |
| Annual Reserve Contribution 2020 | 8,000.00 |
| Less: Loss from 2020 Budget | <u>(3,314.06)</u> |
| Reserve Fund Balance | <u>156,346.22</u> |
| | |
| Interest Earnings 2021 | 181.23 |
| Less: Reserves Expenses 2021 | <u>(2,824.04)</u> |
| Annual Reserve Contribution 2021 | <u>6,700.00</u> |
| Reserve Fund Balance | <u>160,403.41</u> |
| | |
| Additional funds from 2021 budget excess | 6,497.36 |
| Interest Earnings 2022 | 54.99 |
| Less: Reserves Expenses 2022 | <u>8,755.00</u> |
| Annual Reserve Contribution 2022 | <u>8,755.00</u> |
| Reserve Fund Balance | <u>175,710.76</u> |

FINAL