

South T-Bar Ranch Property Owners Association, Inc.

Minutes for July 30, 2022

Special Meeting of the Board of Directors

I. CALL TO ORDER 8:01 am

A July 2022 meeting of the Board of Directors of the South T-Bar Ranch Property Owners Association was held via conference call on July 30 2022, Lynnette Mote, Pres, called the meeting to order. A quorum was present with the following directors attending:

- Robin Pedzinski
- Joyce Omohundro
- Brian Miller
- Ralph Spencer
- Becky Renck
- Lynnette Mote
- Gary Lack
- Mike Wolfe
- Doug Peterson

II. REVIEW / RATIFICATION OF ACTIONS TAKEN SINCE THE LAST MEETING:

- 1- There was an Executive meeting held on June 30th to discuss the Secret Ballot Vote and the mechanics of that. It was decided to use the attorney's templates but to conduct the mailing and count ourselves to keep the costs to a minimum.
- 2- The Secret Ballot Vote of the new Board members was mailed out on July 6th and was counted on July 26th. There were 77 ballots received by the deadline of July 25th by mail in ballot. The signature pages and secret Ballots were counted and verified by 4 volunteers.

5 candidates received the amount to meet the 50% of quorum requirement.
Results of the filling of the 5 open positions were as follows:

Betty Sue Cornella 74
Becky Renck 51
Brian Miller 49
Mike Wolfe 46
Gary Lack 45

An email sent to the Board and candidates on July 26th by Betty Sue C stated :
We have received 75 envelopes back for the election of Board of Directors. This will exceed the number required for the quorum of 58. It's possible some envelopes may include more than one secret ballot if it is from an owner of more than one parcel. All the sealed envelopes containing the parcel signature page and the secret ballots have been given to Patti Rico, who is one of the volunteers along with Julie Hawley and Ron Peterson who will verify the parcels received and then count the ballots. The Board's vice-president, Robin Pedzinski will also be in attendance at the counting process. The results should be available to the board and candidates soon after the count is complete.

The following email was sent on July 26 to the POA members on behalf of the President, Lynnette Mote

Good evening everyone,

Thank you to everyone willing to put their name forward for the board! Being willing to participate at a greater level is a good step toward bringing this community together more and more.

Congratulations to the following successful candidates:

Betty Sue, Becky Renck, Brian Miller, Mike Wolfe, Gary Lack,

I'd like to add my sincere thanks to Gayle and Margaret for their tireless efforts over the years and extremely valuable input. Another thank you to Robin for overseeing the ballot count :) I hope those that weren't elected this time, will consider running again. In the interim, please consider helping out in different capacities as we try to create some smaller committees.

V/R,

Lynnette Mote

President South T-Bar POA

The returning Board members accepted the vote results and welcomed the newly elected board members.

Board positions were voted on and unanimously decided.

President – Lynnette Mote

Vice President – Gary Lack

Secretary – Becky Renck

Treasurer – Betty Sue Cornella

III. NEW BUSINESS

Pat & Leigh Blankenship submitted plans for their new home. These were distributed by email to board members prior to this meeting. Gary L, made a motion to approve the plans, Mike W 2nd and were unanimously approved. Becky R to send a notice to Blankenship's that the plans were approved.

IV. INFRASTRUCTURE:

There was some quick discussion on Committee involvement and restructure for next year, but nothing was confirmed.

V. Document Review:

There was discussion and a question as to whether the rewrite & review (including the cost) of the Covenants & Bylaws were voted on at the 2021 annual meeting. Did the Board have authority to decide to incur the cost and begin this process? Mike W mentioned that each board has had this on the Agenda for many years and it is within the Board's authority to make the decision to proceed.

Becky will try to get the comments compiled by the 13th Board meeting.

VI. ADJOURNMENT: Motion from Mike W made the motion to adjourn, Brian M 2nd and the meeting adjourned at 8:35 am.

VII. CLOSED SESSION: None

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

FUNERAL