

South T-Bar Ranch Property Owners Association, Inc.

Minutes for August 13, 2022

Regular Meeting of the Board of Directors

I. CALL TO ORDER 8:02 am

The August 2022 meeting of the Board of Directors of the South T-Bar Ranch Property Owners Association was held via conference call on August 13, 2022, Lynnette Mote, Pres, called the meeting to order. A quorum was present with the following directors attending:

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

POA members present: John Graham F160, Ann & Curtis Eulert #96, Gayle & Marc Battaglini #30, Alice Lope #13, Brenda & Rich Gerstemeier EV8, Skip Blades EV & #99, Rene Suarez #81 & 101, Heather Peterson F175, Roni Reisenburg EV9

II. APPROVAL OF BOARD MINUTES

- June 11 2022 Minutes were emailed to Board Members prior to this meeting. Motion to approve the minutes as presented made by Lynnette Mote, 2nd by Gary Lack. All in favor, Motion passed. Mike Wolfe Abstained.
- July 30, 2022 Minutes were emailed to Board members prior to this meeting. Motion to approve the minutes as presented made by Becky R, 2nd by Robin P. All in favor- motion passed. No abstentions.
- Discussion: Ann E noted that all Board meetings need to be announced to POA, the July 30 nor the June 30th meeting was not published. Executive meetings require the results reported. There was an executive meeting called on June 30 where the agenda and results were noted in the July 30 minutes. Roni R commented that Curtis was not notified timely of who the new officers were. Notice was sent with an updated roster on Aug 3 noting Gary L will be VP.

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

IV. FINANCIAL REPORT

- Add-on to July financials of \$42, \$3420, \$1960 paid in August
- 4 new owners and 1 pending since annual meeting.
- Discussion: Gary L asked what the total was for the document review to date (\$6109.50). Roni R asked why it was so high. Reply was that the Board's responsibility is to make & draft after comments & create a mechanism to vote on and accept things to agree with to reflect the majority of POA owners. Joyce mentioned a one by one line item approval mechanism. Becky commented that the Board failed to do its homework when the \$2000 for legal fees amount was put into the Budget. Most doc reviews cost between \$10-15K to produce. The

legal costs for the Document review was underbudgeted but still under average. The additional legal costs for the Omohundro issues were unforeseen.

ACTION: Betty Sue proposed that we reclass the \$8755 Reserve amount in the 2022 budget to Legal to offset the legal fee overage. Motion made by Mike to approve the proposal, 2nd by Becky R. motion passed by majority. Gary L opposed. Treasurer will make the adjustments to the Financials.

V. OLD BUSINESS

- Gate access update. There is still a problem with the gate not closing. It is recommended that all 3 sensors need replaced. Brian has located and can order the 3 sensors at a cost of \$120 each plus shipping.
ACTION: Gary L made a motion to spend the funds and order the new sensors, Brian M 2nd. Motion approved.
- Fire Cisterns: Greg Cook has refitted three of the cisterns on the ranch and they are now fully functional for use by the FD (McGill's Corner, Miller's Cabin, and Pedzinski's). The only one that still needs attention is the cistern by Revack's. The fill lid has been located, but the release valve still needs to be found and refitted with the proper coupler to connect to their equipment. Brian is finding a new coupler.
- Eulert's Cistern removal. No current update. Bill will connect with Robert Del Duca when he has equipment available on the ranch to lift the tank to a trailer.

VI. INFRASTRUCTURE:

ROADS: recommendations for approval

- 6 loads of roadbase for trouble spots at Triple B's discretion. Approx \$4,000.00
Discussion: Spend for more of a substantial repair on Road Base which comes out of Reserves. The roads are sown to bedrock in some areas.

ACTION: Motion made to approve 10 belly dumps at approx. \$6000. Gary Made the motion to approve as presented, Joyce 2nd and was passed with no opposed.

- We can revisit in the Fall to address anything still needing attention before winter. We need to consider a very significant amount of regravelling for 2023. We didn't do any last year in order to save \$\$, and this year we are looking at fixing the trouble areas only. We should be prepared for a minimum of 20 to 30 belly dump loads and labor/equipment to spread it correctly. Hopefully costs of fuel and materials will be more in our favor next year.

CULVERTS:

- Culvert cost for an 18"x30' culvert is 1251.00 – Labor/equipment rate to follow once Bill Taylor has a chance to assess the location. Perez will pay for install – POA responsible for the Culvert.

TRASH:

- Given the continuing bear issues, Marc Battgalini has recently discussed new dumpster lid fabrication with Nathan Renck. More info on that to follow. I think it would be wise to install a Spike Strip around the top perimeter of the trash enclosure. Any thoughts on this are welcome. Ralph used his backhoe to dig behind the enclosure against the hill making the embankment further away so the bear could not just hop in.

GATE:

- Given the recent fire up near the top of the ranch, we need to make sure that all proper gate codes are active for the correct emergency departments. Ralph Spencer has confirmed the gate code for TVFD and the Sherriff's office is active and he spoke with them personally to make sure they were aware of this. They do not carry the codes in their trucks but dispatch has them.
- FYI-8/12/22 – It was brought to my attention that the 911 dispatch gave Chief Mark Norris the incorrect gate code for entry to the ranch. A resident allowed them access thankfully. I will connect with Mark when I arrive at the ranch in a few weeks.
- Gate codes will be changed for owners for September 1 date.
- SD camera cards and batteries were changed by Marc & Gayle Battaglini – good for 6 months.
- Discussion: Skip noted that there can be a common keyed access through any gate for first responders. Curtis mentioned that we never installed one called Knox keyed access.

VII. LEGAL: No report

VIII. COMMUNICATIONS:

- Gary L would like to see all meeting recorded to 1- assist with the minutes 2- have a legal record and motioned that one be purchased. This was tabled until later as it is possible to use the conference call or Zoom service to record.

IX. NEW BUSINESS:

Discussion: Committee creation & Solicitation:

- 1- Subcommittees– committee meetings before & in addition to Board meetings. Each Board member own a piece. Recruit by possible email to all members to request help. Enlist 2- 4 deep backups for help.
- 2- Separate infrastructure into Roads, Trash, Gate and helpful to include Full time members.
- 3- Discussion only today – tabled until after Board members brainstorm on POA members willing to help.

Discussion: Annexation of adjacent properties: Addressing a comment made at the annual meeting.

- 1- Whatever is currently maintained by legal documents needs to stay but clean-up of any auxiliary annexations & easements can be looked at.
- 2- Willing to build a discussion around adjacent properties becoming a part of STB POA.
- 3- Maybe reach out to other Fremont properties. Cannot include Fremont 80 currently because of business already established.
- 4- Would be helpful to understand the Pro's and Con's. STB POA write up an option and include the positive benefits. Option – to have Adjacent properties to write up a proposal as the onerous is on them to be included under POA membership.

POA input on Document review: Still collecting comments and will compile by an October target date. Let members know dateline in Chat. Mike W, Becky R and Joyce O will compile.

Mailbox Cluster: The Mail lady has asked us to consider a cluster box and we should speak with the Postmaster. Motion was made to proceed with a cluster box by Gary L and Joyce O 2nd. Gary L and Alice L will investigate this.

X. POA MEMBER COMMENTS:

Roni- communications is lacking and unprofessional from the Board. Unresponsive to questions and comments.

Gary L – Need to complete the LEC vs CCIOA debacle to prevent Steve Coon to refile his lawsuit that hinged on the POA governing as a LEC. Mike W to contact.

XI. ADJOURNMENT: Meeting adjourned at 10:51 am Motion from Gary Lack, Joyce O 2nd. Meeting adjourned.

XII. CLOSED SESSION: None

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

SOUTH T- BAR RANCH POA

Balance Sheet
July 31, 2022

ASSETS:

Operating Funds

Legacy Bank /Checking - General Fund	\$	902.44	
Legacy Bank / Money Market - General Fund	\$	5,470.01	
Total Operating Funds			<u>\$ 6,372.45</u>

Reserve Funds

Legacy Bank / Money Market - Reserve Fund	\$	175,762.94	
Total Reserve Funds			<u>\$ 175,762.94</u>

TOTAL ASSETS \$ 182,135.39

LIABILITIES

TOTAL LIABILITIES \$ -

EQUITY

POA General Fund 2022	\$	6,372.45	
POA Reserve Fund Balance	\$	175,762.94	
TOTAL EQUITY			<u>\$ 182,135.39</u>

TOTAL NET WORTH & EQUITY \$ 182,135.39

SOUTH T-BAR RANCH POA

INCOME STATEMENT

July 31, 2022

	Year To Date July 2022	Annual Budget 2022	Variance
Income			
<i>Annual Expense Assessment</i>	50,160.00	50,160.00	-
<i>Annual Road Use Fee</i>	8,460.00	8,800.00	(340.00)
<i>Grazing Lease</i>	1,800.00	3,600.00	(1,800.00)
<i>Interest</i>	36.30	98.00	(61.70)
<i>Late fee</i>	42.00	220.00	(178.00)
<i>Ownership Change Assessment</i>	200.00	600.00	(400.00)
<i>Misc - Remotes, lien fee</i>	204.00	0.00	204.00
Total Income	<u>60,902.30</u>	<u>63,478.00</u>	<u>(2,575.70)</u>
Expenses			
<i>Road Maintenance Contract</i>	21,520.00	38,000.00	16,480.00
<i>Insurance/General Liability & Directors</i>	3,776.00	3,800.00	24.00
<i>Gate Electric/Maint</i>	222.21	500.00	277.79
<i>Trash Service</i>	7,860.00	8,000.00	140.00
<i>Newsletter & Communication</i>	177.71	0.00	(177.71)
<i>Post Office Box</i>	134.00	108.00	(26.00)
<i>Accounting Fees</i>	700.00	700.00	-
<i>Legal Fees</i>	9,679.50	2,000.00	(7,679.50)
<i>Corporate Taxes</i>	442.00	260.00	(182.00)
<i>Dues Collection Expenses</i>	13.99	50.00	36.01
<i>Annual Meeting Expense</i>	851.95	750.00	(101.95)
<i>Repairs & Maintenance</i>	29.31	100.00	70.69
<i>Misc Expense</i>	368.18	455.00	86.82
<i>Reserves</i>	8,755.00	8,755.00	-
Total operating Expenses	<u>54,529.85</u>	<u>63,478.00</u>	<u>8,948.15</u>
Income (Loss) from Operations	<u>6,372.45</u>	<u>\$ -</u>	<u>6,372.45</u>

South T Bar Ranch POA - Reserve Fund Statement 2022	
	Year To Date
	July
	2022
2022 Reserve Income	
Reserve 2022 income	
Interest Income	<u>107.17</u>
Total Reserve Income	<u><u>107.17</u></u>
2022 Reserve Expenditures	
Road Work/ Re-Gravel etc	0.00
Total Reserve Expenses	<u><u>-</u></u>
2022 Income(Loss) from Reserves	<u><u>107.17</u></u>

FINAL

**South T Bar Ranch POA
Reserve Funds
as of July 31, 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	107.17
Less: Reserves Expenses 2022	0.00
Annual Reserve Contribution 2022	<u>8,755.00</u>
Reserve Fund Balance	<u>175,762.94</u>