

South T-Bar Ranch Property Owners Association, Inc.

Minutes for Dec 10, 2022

Regular Meeting of the Board of Directors

I. CALL TO ORDER 8:00 am

The December 2022 meeting of the Board of Directors of the South T-Bar Ranch Property Owners Association was held via conference call on December 10, 2022, Lynnette Mote, Pres, called the meeting to order. A quorum was present with the following directors attending:

- Betty Sue Cornella
 - Becky Renck
 - Lynnette Mote
 - Mike Wolf
 - Joyce Omohundro
 - Ralph Spencer
 - Doug Peterson
 - Brian Miller
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- Absent Gary Lack

POA members present: Skip Blades # 99 EV 6&7, Ann Eulert #96, Curtis Eulert #96,

II. APPROVAL OF BOARD MINUTES

- The November 2022 Minutes were emailed to Board Members prior to this meeting but only a few received them so approval will be deferred until the Jan 2023 meeting. Becky R re-sent the Nov Minutes copies to the Board.

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

Executive Meeting: Held on December 8th with the following Board members : Lynnette M, Mike W, Becky R, Brian M, Betty Sue C, Gary L to discuss the response dated Nov 28 from legal counsel on the Omohundro legal dispute re:settlement offer.

IV. FINANCIAL REPORT

- Presented by Betty Sue Cornella (see attached) Income added was ownership changes and the final Grazing Lease payment for 2022. Two additional bills received of \$210 from Altitude Law and \$5320 from Triple B not paid & recorded yet.

V. OLD BUSINESS

- No update on the Bylaws review and member comments.
- WEBSITE: Curtis provided and sent out a note listing two options for email addresses for the Board. This was tabled until next month due to time constraints.

- **MAILBOXES** Many residents are not getting their packages delivered. Joyce O investigated this with the USPS – her email on this is below.
 “Their delivery personnel are contract personnel. Their contract specifies a maximum number of packages (pieces of mail) per day that they will deliver.
 As more people move out of the city and set up rural delivery it will get worse, not just because of new STB residents, but everyone moving in along Tallahassee Rd. The other non-USPS carriers are not a problem, i.e. UPS and FedEx, they always deliver because these carriers are paid per piece not as a blanket contract like USPS.
 USPS has a large contract with Amazon. All residents need to complain to Amazon, etc, that Amazon, et al. Is not delivering their packages.
 You can request online that the USPS redeliver your package but if the carrier has her limit for the day you won’t get them. We can also request that USPS add a carrier. We would need to go up the USPS chain to have any effect.”

The issues are in importance

- 1- Package delivery needs addressed. Joyce will follow-up on asking to speak with supervisor and also maybe contact a government representative- congressman etc for help.
- 2- Cluster box installed at the request of the mail carrier. This will only make delivery easier and needs to be 100% voted on by all resident delivery box owners. There cannot be both mailboxes and a cluster. Costs are not yet determined. Joyce is collecting names and addresses of all the mailbox owners now including the non- STB owners.
- 3- Moving boxes near trash enclosure. Since we are investigating the whole situation, include the movement closer to the gate.

VI. INFRASTRUCTURE:

ROADS:

- Cistern: DeLuca & Taylor have not connected to remove the cistern so on hold until that happens.

TRASH:

- Lone Wolf called Ralph S and said there will be additional charges for one of the Nov Trash pickups due to the driver needing to shovel snow away from the dumpsters to move them and also pick up an abundance of extra trash not in the dumpsters.
- Brian M suggested that we place a covered can of ice melt in the area to supply owners a way to keep the ice and snow melted. He will supply that.
- **ACTION:** Place an article in the CHAT
 - Requesting help from owners to check on enclosure the Wednesday before the pickup to clear area for Lone Wolf for any snow and bags on ground
 - No construction materials
 - Break down boxes
 - Be a good neighbor and don’t abuse the trash service provided.
- Joyce is willing to look at the cameras on a weekly basis to see who may be dumping construction material – pallets and unbroken boxes into the dumpsters. Violators will be warned and back-charged for any additional charges incurred.
- Order and have 5 dumpsters year round – not just for the 5 months earlier agreed on, making \$13200 in budget for next year.
- Becky / Betty Sue to send Joyce a list of year round residents.

VII. LEGAL – no report

VIII. COMMUNICATIONS:

Becky reported the newsletter went out in November with only positive comments – thank you’s received back.

Member request received from Mark Sobczak about the water line at the top of the ranch that was to be fixed. Brian M will reply to Mark's request for information.

IX. NEW BUSINESS:

Road Access Agreement for Okapi

Okapi wanted us to sign a new Road use agreement that was forwarded. Betty Sue C & Lynnette responded by sending them the previous Black Range Agreement with a request to show any changes they wanted made. Okapi sent a changed – red lined version yesterday which provided insufficient time for Board members to review.

Discussion included:

- The agreement shouldn't cover both exploration and development and actual mining as the usage will be too different.
- Annual assessment they have listed needs to be worded current assessment at the very least to cover any increases.
- Need some kind of accelerator and/or reporting structure to capture increased usage.
- We should not agree to the section for assignment.
- We should have a real number /cost of replacement, grading, road base, and maintenance for any road they want to access.
- May require them to pave and maintain the road they use.
- Okapi to pay all legal costs to complete this agreement
- Charge them a flat yearly high fee of \$20k to access through our gate.
- As the POA has the upper hand in giving this access we really should have legal advice to proceed and hold the POA's best interest.

The consensus was that we need legal advice from a law firm that knows Servers Use agreements and also the Mining Industry. Becky to talk with Skip Blades and Kim Wolfe (STB Minerals) on any references they may have and investigate further getting opinion from legal counsel.

Budget for 2023:

Betty Sue presented a Revised **Proposed 2023 Budget**. (Attached) After discussion today, there are two new revisions 1- increasing the trash \$13200, and changing the reserve amount to \$5077. Becky made a motion to accept the 2023 revised budget with the new changes. Joyce 2nd and all approved. NO abstentions.

The Budget will be sent out this month with the Dues Assessment Invoices.

The Legal letter that states there will be no legal indications for the assessment increase will be revised updating the date and be available on demand.

X. Member Comments:

Ann E commented that the minutes are not properly reflecting her comments made during the meetings.

Ann E wants to make sure the POA has enough information to make informed decisions. Curtis wanted it noted that he did supply the Board with the email information and that due to time constraints that topic was tabled until next month.

XI. ADJOURNMENT: Meeting adjourned by Motion from Ralph S, 2nd by Brian M at 8:39 am.

XII. CLOSED SESSION: None

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

SOUTH T- BAR RANCH POA

Balance Sheet
November 30, 2022

ASSETS:

Operating Funds

Legacy Bank /Checking - General Fund	\$	2,432.30	
Legacy Bank / Money Market - General Fund	\$	4,471.20	
Total Operating Funds			<u>\$ 6,903.50</u>

Reserve Funds

Legacy Bank / Money Market - Reserve Fund	\$	159,036.47	
Total Reserve Funds			<u>\$ 159,036.47</u>

TOTAL ASSETS			<u>\$ 165,939.97</u>
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LIABILITIES

TOTAL LIABILITIES			<u>\$ -</u>
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EQUITY

POA General Fund 2022	\$	6,903.50	
POA Reserve Fund Balance	\$	159,036.47	
TOTAL EQUITY			<u>\$ 165,939.97</u>

TOTAL NET WORTH & EQUITY			<u>\$ 165,939.97</u>
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SOUTH T-BAR RANCH POA

INCOME STATEMENT

November 30, 2022

	Year To Date November 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>	3,600.00	3,600.00	-
<i>Interest</i>	37.49	98.00	(60.51)
<i>Late fee</i>	42.00	220.00	(178.00)
<i>Ownership Change Assessment</i>	650.00	600.00	50.00
<i>Misc - Remotes, lien fee</i>	309.00	0.00	309.00
Total Income	<u>63,258.49</u>	<u>63,478.00</u>	<u>(219.51)</u>
Expenses			
<i>Road Maintenance Contract</i>	25,180.00	38,000.00	12,820.00
<i>Insurance/General Liability & Directors</i>	3,776.00	3,800.00	24.00
<i>Gate Electric/Maint</i>	391.00	500.00	109.00
<i>Trash Service</i>	10,750.00	8,000.00	(2,750.00)
<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>	13,039.50	2,000.00	(11,039.50)
<i>Corporate Taxes</i>	442.00	260.00	(182.00)
<i>Dues Collection Expenses</i>	183.94	50.00	(133.94)
<i>Annual Meeting Expense</i>	851.95	750.00	(101.95)
<i>Repairs & Maintenance</i>	331.71	100.00	(231.71)
<i>Misc Expense</i>	397.18	455.00	57.82
<i>Reserves</i>	0.00	8,755.00	8,755.00
Total operating Expenses	<u>56,354.99</u>	<u>63,478.00</u>	<u>7,123.01</u>
Income (Loss) from Operations	<u>6,903.50</u>	<u>\$ -</u>	<u>6,903.50</u>

South T Bar Ranch POA - Reserve Fund Statement 2022	
	Year To Date November 2022
2022 Reserve Income	
<i>Reserve 2022 Income</i>	
<i>Interest Income</i>	173.60
Total Reserve Income	<u>173.60</u>
2022 Reserve Expenditures	
<i>Road Work/ Re-Gravel etc</i>	8,028.90
<i>Bank fee</i>	9.00
Total Reserve Expenses	<u>8,037.90</u>
2022 Income/(Loss) from Reserves	<u>(7,864.30)</u>

**South T Bar Ranch POA
Reserve Funds
as of November 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	173.60
Less: Reserves Expenses 2022	8,037.90
Annual Reserve Contribution 2022	<u>-</u>
Reserve Fund Balance	<u>159,036.47</u>

**South T-Bar Ranch POA
Income & Expense Summary**

General Fund Income:	2023 Proposed Budget	2022 Budget	2022 Thru November
Annual Expense Assessment @492.00	56,088.00	50,160.00	50,160.00
Annual Road Use Fee @492.00	9,860.00	8,800.00	8,460.00
Grazing Lease 2 x per year @1,800.00	3,600.00	3,600.00	3,600.00
Income from Transfer of Ownership \$50 Per Parcel	300.00	600.00	650.00
Interest Income/ General funds	75.00	98.00	37.49
Late Fees	50.00	220.00	42.00
Other Income / gate remotes, misc	200.00	0.00	309.00
Annual Operating Income	70,173.00	63,478.00	63,258.49
Expenses:	2023 Proposed Budget	2022 Budget	2022 Thru November
Road Maintenance			
Road Maint Costs snow, Materials, Maint	40,000.00	38,000.00	25,180.00
Insurance			
General Liability & Directors Liability	4,000.00	3,800.00	3,776.00
Gate Electrical & Maint.			
Gate Electricity \$36.00 per mo avg	450.00	500.00	391.00
Trash Service \$220 per container per mo			
4 containers w/1 add'l during summer mos	11,660.00	8,000.00	10,750.00
Communications (Newsletters etc)			
Mailing, Supplies, Copies	200.00	0.00	177.71
P.O. Office Box	166.00	108.00	134.00
Account fees/ Tax Return Preparation	700.00	700.00	700.00
Legal Fees	4,000.00	2,000.00	13,039.50
Corporate Taxes			
State Tax	50.00	60.00	58.00
Federal Tax	400.00	200.00	384.00
Dues Collection Expenses			
Postage,Bank Chg, Supplies, envelopes	75.00	50.00	183.94
Annual Meeting Expense	900.00	750.00	851.95
Repairs/Maint/Supplies			
Gate maint, signs, trash enclosure, etc.	300.00	100.00	331.71
Misc Expenses: Web Site, Corp Report, etc			
Web Site	445.00	445.00	358.18
Corp Report	10.00	10.00	10.00
Hang tags and Remotes	200.00	0.00	
Other	0.00	0.00	29.00
Transfer to Reserves	6,617.00	8,755.00	0.00
Total Operating Expenses	70,173.00	63,478.00	56,354.99
Total Operating Income (loss)	0.00	0.00	6,903.50