

# South T-Bar Ranch Property Owners Association, Inc.

## Minutes for May 13, 2023

### Regular Meeting of the Board of Directors

#### I. CALL TO ORDER 8:03 am

The May 2023 meeting of the Board of Directors of the South T-Bar Ranch Property Owners Association was held via conference call on May 13, 2023, Lynnette Mote, Pres, called the meeting to order. A quorum was present with the following directors attending:

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

POA members present: Ann Eulert #96, Curtis Eulert #96, John Graham Fremont 160

#### II. APPROVAL OF BOARD MINUTES

- The April minutes were emailed out to Board members prior to the meeting. Becky R wanted to amend the minutes as sent to include discussion of some of the comments on the bylaws.
- A motion was made to approve the April minutes as amended by Mike W., 2<sup>nd</sup> by Gary L. Motion passed, no abstentions.

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

#### IV. FINANCIAL REPORT

- Presented by Betty Sue Cornella (see attached) She has received all but 2 assessment payments to date.
- 1<sup>st</sup> payment of grazing lease received. Triple B charges for March & April are an additional \$2200.
- Betty Sue was called away from the meeting at this point.

#### V. OLD BUSINESS

- None

#### VI. Committee Reports

**INFRASTRUCTURE: Brian report – below:** STB Road Maintenance accepted by email votes before the meeting today. See approved maintenance report below.

STB Road Maintenance Protocol - Spring 2023 updated 05/11/23 and voted on.

## 1) Road Base

Road Base Approval – SENT TO BILL TAYLOR MAY 4<sup>TH</sup> 2023

- 2 belly dumps on McGill's corner \$1290.00
- 3 belly dumps between Elk View entrance and Eulert's drive \$1,935.00
- 3 belly dumps past Cornella's \$1,935.00
- 2 belly dumps between Miller's Cabin and Sawmill Rd. \$1,370.00
- 3 belly dumps past 4-way between Mike Wolf's and Battglini's \$2160.00
- 2 belly dumps past 4-way towards Parkey's \$1440.00
- 2 belly dumps past 4-way towards Blankenships \$1440.00
- 3 belly dumps belly dumps between Miller's Cabin & Revacks \$2,055.00
- 5 \*Tandem loads (\$ TBD, est. 450.00ea) in Elk View \$2,250.00

Total belly dump loads: 20

Total tandem dump truck loads: 5

**\*\*LOAD TICKETS REQUESTED\*\***

Total estimate for delivery of road base only: \$15,875.00

Rough estimate for application for road base (belly dumps): 1hr ea for grader \$2400.00

Rough estimate for application for road base (tandem loads): 1/2 hr ea for grader \$300.00

**\*\*Total estimated cost of 2023 spring road base program: \$18,575.00**

Roads are wet now due to recent rains & snow and able to be graded & readied for new base.

## 1) Trash enclosure

Ralph Spencer was nice enough to donate a galvanized steel post and equipment to fix the busted wood post. Thankful for volunteers Ralph, Dean Cornella, and Ron Rico and myself. No cost incurred by the POA.

5<sup>th</sup> Dumpster has been delivered I believe. Need to contact Robert Del Duca to remove scrap metal and empty recycling dumpster

## 2) Ditch Work

- a. Backhoe work/ditch maintenance is necessary in several areas of the ranch, primarily north-facing switchbacks that were graded at the expense of several property owners for winter concrete delivery... Recommended is 24 hours to be approved.
- b. For the Spring newsletter, we need to request property owners help to cut tree saplings from the ditches and overhanging branches that impede equipment. These small trees clog the ditches as debris flows in moving water and the overhanging branches don't allow the grader to reach the edges of the road.
- 3) A POA culvert near Steve & Brenda Coon's eroded away a considerable amount of earth below the outflow. **\*\* This work has been completed as of 4/3/2023.**

## 4) Culverts

- a. 1 Clogged by Britten's gate, can likely be flushed. But will likely need replaced in the future.
  - b. Elk View – near Blade's residence. Clogged, needs replaced.
  - c. Bill Taylor will quote water delivery to flush all culverts as needed.
- 5) **Gate:** Ralph reported he put the left gate arm back together – someone had taken it off to get through the gate 5/9. On 5/10 Becky reported Heitke well drillers were set to remove the arm when she came up to the gate. Not sure if the incidents were related. Discussion included looking at the Camera files to see who did this. Joyce offered but it was noted that she is not in a position

right now to offer help to POA. The Board accepted last Fall that Battaglini would be changing the camera batteries during May and October. Becky R will work with them to check the camera files also.

ACTION: Becky will send a notice to Heitke to notify their contractors against vandalizing the gate.

6) **Fire signs:** wrench is on the sign to change if needed.

#### **COMMUNICATIONS:**

**CHAT:** Reminder to drive slower on roads, Clean out ditches if needed of saplings and trim tree branches if needed hanging over roads. Spring & Summer maintenance to be completed above. Fire Bans (Rob & Margaret past article). Road maintenance. Q&A Lawsuit

**ANNUAL MEETING DOCUMENTS:** send to members before May 25<sup>th</sup>.

- 1- Add a protocol and meeting procedure & conduct (on website)
- 2- President note for cover letter
- 3- Guest Speakers? Okapi has responded – Brian to speak with Mark Norris at TFD

#### **LEGAL – no report to discuss in open session.**

Received the April statement from Okapi on their road use. 0 for April.

#### **VII. NEW BUSINESS:**

- **Website access and permissions** - Lynnette had sent an email in April to Curtis Eulert copying Doug P to provide Doug with access to the website, for the hosting and such so that Doug P could start completing a backup of the South T Bar website. There was no response on email and when asked today Curtis replied he would not provide those to anyone & refusing to provide any access. He stated that there are two volunteers – Joyce O and Alice Lope that have those when asked who was his backup. The Board had authorized those volunteers last fall BUT when asked again in an official Board request that he NOW also provide access to Board member Doug P he has refused.
- In light of the refusal to provide the PW and access to the official STB website Mike W made a motion:

Motion: To take the website to a 3<sup>rd</sup> party business and website provider effective immediately. 2<sup>nd</sup> was made by Brian M.

Discussion: Gary L asked what the problems were specifically with Curtis: 1- board emails not working, confidential board emails copied through Curtis's email. 2-Backup to Curtis is single deep except for volunteers. Board members do not have access. Curtis concerns were that if he gives over access then won't be taken care of or handled properly.

Board Vote on Motion: Passed by majority Doug -Yes, Mike- Yes, Ralph- Yes, Brian -yes, Becky – Yes, Lynnette – Yes, Joyce – Abstain, Gary No.

**ACTION:** Becky will continue to get bids on moving forward to hire a 3<sup>rd</sup> party website designer and maintenance.

#### **BYLAWS:**

Mike W made an observation that the date and timeframe of revising and passing the amended Bylaws did not necessarily include us re-writing them due to comments received. Discussion included that the DRAFT was approved by the Board and verified for any new CO state laws by

the Attorney, and that the BYLAWS should be presented now as drafted and put to the membership to vote on, either during or after the Annual meeting. Bylaws as presented may need mailed out with Annual meeting documents to have a vote of the members. Board requested advice from Maris at Altitude Law on best ways to vote.

MOTION: Mike W made a motion to accept the DRAFT Bylaws as approved by the BOARD in 2022 and put them to a vote to the membership. Gary L 2<sup>nd</sup>. Motion passed with 7 yes 1 abstention. Becky-Y, Mike-Y, Gary-Y, Brian-Y, Doug-Y, Lynnette-Y, Ralph-Y, Joyce-abstain.

Becky will contact Maris to get the best protocol of how to do a vote at the Annual meeting. And whether we can use proxies, mail-in drop in if attending etc.

Ann E commented that we have between 10-50 days prior to notify the POA prior of any vote.

**VIII. Member Comments: None**

Ann E - at last meeting the 'lawn ornament' was noted to have been there for 20 years. In fact, it has been there 5.

**IX. ADJOURNMENT:** Meeting was adjourned at 9:22 am. Mike W move to Adjourn, Gary L 2<sup>nd</sup>.

**X. CLOSED SESSION:** possibly to be held the week of May 15<sup>th</sup>. President to call a meeting notifying Board over email of date and time.

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

**Agenda for  
May13, 2023 8:00 AM**

**Regular Meeting of the Board of  
South T-Bar Ranch Property Owners' Association, Inc.**

- I. Call to Order
- II. Approval of Minutes from April 2023
- III. Ratification of Actions taken since last meeting (none expected)
- IV. Financial Report
- V. Old Business
  - a. As needed
- VI. Committee Reports:
  - a. Infrastructure
  - b. Communications

c. Legal

VII. New Business

a. Bylaws-time permitting

b. Website-access and permissions

VIII. POA Member comments [POA Member call in number (605) 468-8015, Access Code: 672521#]

IX. Closed Session [Not anticipated at this time]

X. Reconvene/Adjourn

\*\*\*Please review the bylaw docs that were recently sent out and have edit suggestions, if any.

# SOUTH T- BAR RANCH POA

Balance Sheet

April 30, 2023

## ASSETS:

### Operating Funds

Legacy Bank /Checking - General Fund	\$ 4,312.62	
Legacy Bank / Money Market - General Fund	\$ 50,488.13	
Total Operating Funds		<u>\$ 54,800.75</u>

### Reserve Funds

Legacy Bank / Money Market - Reserve Fund	\$ 160,264.02	
Total Reserve Funds		<u>\$ 160,264.02</u>

\$ -

### TOTAL ASSETS

\$ 215,064.77

## LIABILITIES

### TOTAL LIABILITIES

\$ -

## EQUITY

POA General Fund 2023	\$ 54,800.75	
POA Reserve Fund Balance	\$ 160,264.02	
TOTAL EQUITY		<u>\$ 215,064.77</u>

### TOTAL NET WORTH & EQUITY

\$ 215,064.77

**SOUTH T-BAR RANCH POA**  
**INCOME STATEMENT**  
**April 30, 2023**

	Year To Date April 2023	Annual Budget 2023	Variance
<b>Income</b>			
<i>Annual Expense Assessment</i>	55,546.80	56,088.00	(541.20)
<i>Annual Road Use Fee</i>	8,856.00	9,890.00	(1,004.00)
<i>Grazing Lease</i>	-	3,600.00	(3,600.00)
<i>Interest</i>	16.76	75.00	(58.24)
<i>Late fee</i>	12.38	50.00	(37.62)
<i>Ownership Change Assessment</i>	-	300.00	(300.00)
<i>Misc - Remotes, lien fee, etc</i>	-	200.00	(200.00)
<b>Total Income</b>	<u>54,431.94</u>	<u>70,173.00</u>	<u>(5,741.06)</u>
<b>Expenses</b>			
<i>Road Maintenance Contract</i>	5,965.00	40,000.00	34,035.00
<i>Insurance/General Liability&amp; Directors</i>	-	4,000.00	4,000.00
<i>Gate Electric/Maint</i>	187.19	450.00	262.81
<i>Trash Service</i>	2,700.00	13,500.00	10,800.00
<i>Post Office Box</i>	166.00	166.00	-
<i>Accounting Fees</i>	-	700.00	700.00
<i>Legal Fees</i>	350.00	4,000.00	3,650.00
<i>Corporate Taxes</i>	240.00	450.00	210.00
<i>Dues Collection Expenses</i>	23.00	75.00	52.00
<i>Annual Meeting Expense</i>	-	900.00	900.00
<i>Repairs &amp; Maintenance</i>	-	300.00	300.00
<i>Misc Expense</i>	-	655.00	655.00
<i>Reserves</i>	-	4,977.00	4,977.00
<b>Total operating Expenses</b>	<u>9,631.19</u>	<u>70,173.00</u>	<u>60,541.81</u>
<b>Income (Loss) from Operations</b>	<u>54,800.75</u>	<u>\$ -</u>	<u>54,800.75</u>

<b>South T Bar Ranch POA - Reserve Fund Statement 2023</b>	
	Year To Date April 2023
<b>2023 Reserve Income</b>	
<i>Excess Funds from 2022</i>	908.06
<i>Reserve 2023 Income</i>	-
<i>Interest Income</i>	262.67
<b>Total Reserve Income</b>	<u>1,171.73</u>
<b>2023 Reserve Expenditures</b>	
<i>Road Work/ Re-Gravel etc</i>	-
<i>Other</i>	-
<b>Total Reserve Expenses</b>	<u>-</u>
<b>2023 Income(Loss) from Reserves</b>	<u>1,171.73</u>

**South T Bar Ranch POA  
Reserve Funds  
as of April 30, 2023**

<b>Beginning Reserve Fund Balance 01/01/15</b>	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>
<b>Reserve Balance 12/31/15</b>	<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>
<b>Reserve Fund Balance 12/31/16</b>	<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>
<b>Reserve Fund Balance 12/31/17</b>	<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>
<b>Reserve Fund Balance 12/31/18</b>	<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>
<b>Reserve Fund Balance</b>	<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>
<b>Reserve Fund Balance</b>	<u>156,346.22</u>
Interest Earnings 2021	181.23
Less: Reserves Expenses 2021	<u>(2,824.04)</u>
Annual Reserve Contribution 2021	6,700.00
<b>Reserve Fund Balance</b>	<u>160,403.41</u>
Additional funds from 2021 budget excess	6,497.36
Interest Earnings 2022	232.42
Less: Reserves Expenses 2022	8,040.90
Annual Reserve Contribution 2022	-
<b>Reserve Fund Balance</b>	<u>159,092.29</u>
Additional funds from 2022 budget excess	909.06
Interest Earnings 2023	262.67
Less Reserves Expense 2023	-
Annual Reserve Contribution 2023	-
<b>Reserve Fund Balance</b>	<u>160,264.02</u>