

South T-Bar Ranch Property Owners Association, Inc.
Minutes for 8 July 2023
Regular Meeting of the Board of Directors

I. Call to Order

- a. A meeting of STB POA Board was called to order at 8:01am MT. A quorum was present with the following directors attending:
 - Becky Renck
 - Gary Lack
 - Brian Miller
 - Betty Sue Cornella
 - Brenda Coon
 - Patty Rico
 - Mike Wolfe
 - Ann Eulert
 - Jeff Mancuso
 - Alice Lope

POA Members attending: Gail Battaglini
- b. Becky Renck welcomed all new board members. She asked that all speakers announce themselves, so everyone is aware of who is speaking. She asked all directors to share a few thoughts about their main objective for becoming a STB board member.
- c. Becky would like to develop a mission statement for the board this year and invited input from the directors. She reiterated the board is there to work as a body representing the entire 100-member POA, but not the adjacent properties.

II. Approval of Minutes from 10 June 2023 and 24 June 2023 Board Meetings

- a. The 10 June 2023 POA Board Meeting minutes were emailed out to Board members prior to the meeting.
 - No further discussion or comments ensued.
 - A motion was made to approve the 10 June 2023 minutes by Gary L., 2nd by Mike W. Motion passed, Betty Sue C., Ann E., Patty R. Alice L., Jeff M., & Brenda C. abstained.
- b. The 24 June 2023 POA Board Meeting minutes were emailed out to Board members prior to the meeting.
 - Ann E. emailed a request to have the statement regarding mention of the request for her to take down the “notsouthtbar.com” from the meeting minutes, indicating that question had come up during the annual meeting instead. However, the other board members confirmed it was discussed at the 24 June 2023 board meeting, so the comment will remain.
 - No further discussion or comments ensued.
 - A motion was made to approve the 24 June 2023 minutes by Mike W, 2nd by Patty R. Motion passed. Ann E. declined. Alice L. abstained.

III. Ratification of Actions taken since last meeting

- a. None

IV. Financial Report

- a. Betty Sue C. provided the attached financial report.
- b. Two remotes were sold at the annual meeting.
- c. Ann E. asked if email with billing for legacy website expenses was received by Betty Sue C.
 - Betty Sue C. indicated she had not seen the billing, so Ann E. indicated Curtis Eulert will resend.
 - Becky R. Located a copy of the billing which included future annual website fees. She inquired as to whether the fees would be refunded. Ann E. said she would ask Curtis E. to research.

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- d. Becky R. has expenses to submit for the annual meeting mailout.

V. Old Business

- a. Annual Meeting Review
 - Brenda C. mentioned the low member attendance.
 - Patty R. suggested perhaps changing the meeting back to a lunch instead of breakfast.
 - Becky R. suggested having the meeting at the ranch again, but hosting the Zoom call may be difficult in that venue.
 - Betty Sue C. offered the possibility of having a social event with activities (e.g., pickle ball, etc) in addition to the meeting.
- b. Website Development
 - Becky R. has been in contact with website developer Cornerstone Creative.
 - We need to create a mapping for the documents, which are being transferred over.
 - A user tier needs to be established.
 - Alice L. agreed to be the lead for the website process.
- c. Bylaws –
 - Board approval of the 50% vote of the quorum to approve a director wording change.
 - This matter was tabled until the next meeting so we can seek legal advice as to whether a vote at the next annual meeting is required or if the change can be made based on discussion at the 2023 Annual Meeting.
 - Point of Order- word director in Article 4, Section 3
 - Altitude Law has confirmed the verbiage in this section is legal and does not require revision from the version that was approved at the Annual Meeting.
- d. CD's investment for Reserve \$
 - Betty Sue C. researched opportunities to place \$100,000 of reserve funds into a short-term CD.
 - Patty R. mentioned the banks will often waive penalties for non-profits for early withdrawal. (Minimum investment is \$1K.)
 - Ann E. suggested splitting the investments into a few smaller investments to minimize early withdrawal fees.
 - Betty Sue C. made a motion that we move forward with two \$50K CD investments in 14-month CDs with no penalty after 4 months, or two 4-month CDs, Becky R. 2nd. Motion was unanimously approved.

VI. Committee Reports:

- a. Infrastructure - Brian M
 - Front gate actuator is not working properly. Curtis Eulert is researching repair and will coordinate with Brian M. for any parts, etc. necessary.
 - 12 belly dumps of road base of the 20 approved have been delivered and applied.
 - Current road base pricing is locked in until August. Quarry is changing ownership, so road base pricing may be adjusted.
 - Mountain Meadows Trail easement requires additional research regarding the POA responsibility to maintain it. Easement B, document #715675, is necessary to complete the review. Ann E. will obtain the easement document and discussion will be tabled until the next board meeting.
 - Brian M. will obtain a status of current road maintenance costs from Triple B and start focusing on the condition of the culverts throughout the ranch. Alice L. asked if the POA committee inspects the culverts, which Brian M. confirmed.
- b. Communications - Becky R.
 - Need to get quarterly CHAT communication out this month. Requested input from directors.

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- c. Legal – Mike W.
 - Response to initial Omohundro/Graham lawsuit complaint is due 12 July 2023. No further developments
 - Gary L. asked who is making unilateral contact with the attorney.
 - The one point of contact is Becky R.
 - Should a decision need to be made, the information has been shared with Mike W., and the legal committee will be handling the communication with the attorney and reporting back to the board.
 - The board will collectively make any decisions as necessary.
 - Becky R. asked that any directors with input for input for legal actions send an email to the legal committee.

VII. New Business

- a. Budget Policy
 - Not discussed.
- b. 2023-2024 Board Responsibilities
 - We used to have committees that included POA members in addition to board members. Committees can meet independently and report back to the board.
 - Legal Committee: Becky R., Mike W. and Jeff M.
 - Infrastructure Committee: Brian M.
 - Website development committee: Alice L.
 - Communications committee: Becky R.
- c. BOD Structure & procedure
 - Not discussed
- d. Board meeting dates & time
 - Becky R. would like to change the timing of the board meetings to a non-weekend day. She suggested Monday, Tuesday, or Wednesday in the afternoon.
 - Patty R. offered Tuesday or Thursday, which all agreed upon.
 - Betty Sue C. had a conflict with a 5pm MT call time and suggested 6:30pm MT.
 - Gary L. motioned that the monthly meeting be conducted on the 2nd Tuesday of the month at 6:30pm MT, Mike W. 2nd. Passed unanimously. \\
 - Next meeting is scheduled on 8 August 2023 at 6:30pm MT.
- e. “Not South T Bar” website
 - Becky R. asked Ann E. to share her reasons for maintaining the “Not South T Bar” website.
 - Ann E. indicated she feels the information is important for the POA to have.
 - Becky R. reiterated the frontpage adversarial information referring to the errors made by the POA board is conflicting for a director.
 - Becky R. assured Ann E. that any documentation contained on the “Not South T Bar” website can be reviewed for addition to the new STB website.
 - Becky R. respectfully asked that the website be taken down.
 - Discussion ensued regarding the necessity to maintain solidarity as a board and present information to the POA membership as a united entity with one documentation site.
 - Becky R. left the decision to Ann E. to take the website down or not.
- f. Documents – History & owner’s manual update
 - Not discussed
- g. Upgrade conference calling
 - Betty Sue C. would like to upgrade the calling conference ability. It will not be an increased cost and would allow features to see who is on the call and screensharing.
 - The board unanimously approved the upgrade.

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

- a. None.

IX. Closed Session Executive Meeting (if needed)

- a. Possible Legal issue of Omohundro/Graham lawsuit
 - No closed session was needed or conducted.

X. Reconvene/Adjourn

Gary L. motion to adjourn at 9:44am MT, Becky R. 2nd. Unanimously approved.