

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

I. Call to Order

- a. A meeting of STB POA Board was called to order at 6:31pm 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

Directors not in attendance:

- Alice Lope

POA Members attending: Gail Battaglini, Rolleen Lack, Curtis Eulert

- b. Becky R asked if there were any additions to the draft agenda she sent out to the board members for review prior to the meeting.
- Patty R requested to add a topic for drones.

II. Approval of Minutes from 8 July 2023 Board Meeting

- a. The 8 July 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 8 July 2023 minutes by Ann E., 2nd by Mike W. Motion passed, none abstained.

III. Ratification of Actions taken since last meeting

- a. None

IV. Financial Report

- a. Betty Sue C. provided the attached financial report.
- b. There have been several expenditures since the annual meeting and I wanted to list them for you, so you can look at them before the meeting, in case you have any questions. There are usually only two or three expenditures during the month, but this one was a whopper!! Yikes!
- | | | |
|------------------------|------------|--|
| • CV Catering | \$ 607.58 | Annual meeting costs at the Abby |
| • Becky Renck | \$ 220.00 | Copies and stamps for the Annual meeting |
| • Altitude Law - | \$ 781.50 | By-Laws review and Lawsuit |
| • Balcomb & Green | \$ 943.00 | Lawsuit legal work |
| • Curtis Eulert | \$ 449.26 | Annual Website costs |
| • Sangre De Cristo | \$ 43.07 | Gate Electric |
| • Westfield Ins | \$2,240.00 | General Liability Insurance 2023-24 |
| • Hub Intl Insurance | \$1,744.00 | D & O Insurance |
| • Lone Wolf Disposal | \$3,285.00 | Third Qtr Trash Svc |
| • Triple B Colo | \$8,100.00 | Road Maintenance: 7 loads Road base, 25.5 hours of spreading & grading |
| • Cornerstone Creative | \$ 350.00 | monthly installment on Website setup |
| • Wild West domains | \$ 222.05 | Domain Registration and Hosting |
- c. Website costs and costs are currently placed under the reserve expense line as we do not currently have a budget line item for that project.

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- Ann E. asked if we could amend the budget to add a line item for the website.
- Becky R. indicated the payment of the website going forward would be an expense.
- d. Road base costs are currently taken out of the reserve budget as in past years.
 - Brian M. would like to request we pull funds from the surplus from last year, however, overall, there are no surplus funds from last year as the legal budget ran over.
- e. CD's investment for Reserve Fund
 - Betty Sue C. is establishing two 4-month CDs. Ten days post-maturity you have the option to roll it into a new CD or revert to regular interest rates. There is a month interest fee for early withdrawal.

V. Old Business

- f. Website Development – BoD Emails
 - Becky R. has requested the website developer expedite setting up the Board emails.
 - Draft and structure of website are almost complete. A last-minute check of the file transfer action is underway to ensure all were successfully transitioned.
 - Ann E. mentioned the website logo date should be 1999 instead of 1998. Unanimous agreement to make the change.
- g. Bylaws – email from Maris
 - Board approval of the 50% vote of the quorum to approve a director wording changed.
 - Legal advice is that we can include this update in the bylaws without going back to the membership for an additional vote.
 - Ms. Maris does not feel the 50% provision is a good idea in the event that no candidates meet the 50% requirement and therefore no directors are elected.
 - Patty R. feels we need some sort of provision is necessary to allow members the opportunity to vote.
 - Gary L had started a petition a few years back requiring a majority of the voting populace for election.
 - Mike W. felt that saying 50% or a majority of the votes would be the same thing. He reiterated that though there may be open board positions, it is not necessary that they all be filled.
 - Ann E. feels that without the 50% requirement, any undesirable member would not be elected by acclamation.
 - Brenda C. motioned we revert to the old provision Motion 2nd by Becky R. Motion passed.
VOTE: Yea – Becky R./Mike W./Patty R./Betty Sue C./Brenda C./Brian M./Jeff M.
Nay: Gary L./Ann E.
 - Point of Order- word 'director' in Article IV, Section 3
 - The word 'director' is null and void and will be removed.
 - Directors can still become disqualified per Article III Section 3.
- h. BOD Structure & procedure
 - Not discussed
- i. Upgrade conference calling
 - Betty Sue C. researched upgrading the calling conference ability with Freeconferencecall.com
 - We will need to update our conference call phone number, which Betty S has done.
 - The new system offers several updated features which Betty Sue will share once she finalizes the upgrade. A conference feature also provides a permission-restricted ability to record the call.
 - The board secretary will manage the conference call account going forward.

VI. Committee Reports:

- a. Infrastructure - Brian M.

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- Gate Repair Estimate
 - Curtis Eulert (Curtis E.) has been able to repair past problems with the gate, but they continue to recur. We may be able to fix the problems with the use of an electric eye instead of the repairing the safety loop sensor. He has currently disabled the safety loop sensor and lengthened the time the gate stays open to allow large vehicles to pass through.
 - Patty R. suggested we may be able to just remain status quo right now instead of spending the money. Becky R agreed.
 - Ann E. sees the disabled safety loop as a liability as the gate will continue to close until it hits resistance.
 - Brian M. feels that if the gate hits a vehicle, it may damage the gate system. He recommended installation of the electric eye. Curtis agreed.
 - The electric eye could be acquired and installed by POA member volunteers.
 - Becky R. approved a discretionary expense of up to \$500.00 to acquire and install the electric eye. Curtis will research options.
 - Curtis E. will research possible remedies for the close loop sensor to present at the September 2023 POA board meeting.
 - Brian suggested we continue to collect quotes and options for future possible gate operation, repair, or replacement.
- Fire evacuation routes.
 - Brian M. is only familiar with the evacuation route near Parcel 16 which Ralph Spencer had a key for the gate.
 - Brian M. has discussed evacuation with the current Cabin Creek parcel owners and they have indicated there are 3 other gates besides theirs that need to be accessed to depart STB.
 - There is an evacuation route at the top of the ranch through off of Sphar Court through Fall Creek. We need to ensure the maps are updated, agreements are finalized, maps are updated and published.
 - Becky R. and Patty R. will work with Jeff M. and the Tallahassee Fire Department to finalize the route plans.
 - Brian indicated the Talahassee Fire Department can cut links in the gate chain and add their own lock for access, but the department maintains the key.
 - Jeff M. indicated the fire dept removed an electric gate during a recent fire to gain access for safety reasons. Jeff M. indicated Fall Creek Ranch property owners are more than willing to allow egress over their private roads for STB owners in the event of an emergency.
- Current budget is around \$14K.
 - Many culverts require attention due to the recent storms. Brian is currently mapping culverts and condition to share with the board.
 - A water truck with a water jet to blow out the culverts has been quoted by Bill at \$450.00
- Road base status - 5 belly dumps and 5 tandem loads of original authorization remaining to be applied.
- Mountain Meadows Easement
 - More research is required regarding the easement language and responsibilities.
 - Mike W. feels it needs to be run by the attorneys to see if we have any liability as the agreements are with STB LLC, not the POA.
 - Becky R. is wondering if we should grade the easement in the meantime, however, Mike W. feels we need to verify the POA responsibility before we take any further action to maintain the easement.
 - Discussion was tabled until the September 2023 meeting.
- b. Communications - Becky R.
 - Newsletter approval to send
 - Becky R. indicated the board will be sent the draft newsletter for review prior to publication.

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- c. Legal – Mike W.
 - We are awaiting response from the plaintiff to our Omohundro/Graham lawsuit complaint response.
 - Gary L suggested we have a legal committee. Becky R indicated we have a legal committee comprised of Becky R., Jeff M. and Mike M. Gary L. is concerned that only Becky R. has spoken to the attorney, though there have been no calls this past month.
 - Gary L. is concerned about plaintiffs claiming significant emotional distress, particularly due to a recent incident in which a dead rattlesnake was apparently found at the base of Michael Graham’s mailbox. Though Gary L. wanted to notify the atty of the incident, other board members felt it was a waste of money to have the atty review it.
 - Ann E. had comments regarding an assurance of STB maintenance of the easement when they purchased the property, which would be a discussion for an executive session.

VII. New Business

- a. Gary Lack questions
 - Not discussed.
- b. 2023-2024 Board Committees
 - Legal Committee: Becky R., Mike W. and Jeff M.
 - Infrastructure Committee: Brian M.
 - Website development committee: Alice L.
 - Communications committee: Becky R.
- c. Documents – History and Owner’s Manual update
 - Tabled until next meeting
- d. Covenant enforcement
 - Tabled until next meeting
- e. Drones
 - Patty R would like a story published in the newsletter reminding POA members that flying drones on private property is trespassing and illegal.
 - Other board members shared that they have also seen drones in operation on the ranch.
 - Becky R. mentioned it should be considered for inclusion in the covenant’s revision.
 - Brenda C. mentioned it is illegal to use drones for hunting purposes as well.

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

- a. Ann E. asked if the POA could put a note in the meeting minutes regarding the previously approved budget policy that was approved but never due to legal opinion that the board is fully responsible for establishing the budget. Ann E. will draft an item for inclusion.
- b. Rolleen Lack inquired about some items under new business that we had not discussed. Becky R indicated the items are tabled until next month due to time constraints.

IX. Closed Session Executive Meeting (if needed)

- Not needed

X. Reconvene/Adjourn

Patty R. motion to adjourn at 8.09pm MT, Jeff M. 2nd. Unanimously approved.

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SOUTH T- BAR RANCH POA

Balance Sheet

August 31, 2023

ASSETS:

Operating Funds	
InBank Bank* /Checking - General Fund	\$ 982.86
InBank Bank* / Money Market - General Fund	\$ 17,516.49
Total Operating Funds	<u>\$ 18,499.35</u>
Reserve Funds	
Bank of the San Juans / CD / Reserve Fund	\$ 50,000.00
Bank of the San Juans / CD //Reserve Fund	\$ 50,000.00
InBank* / Money Market / Reserve Fund	\$ 60,495.02
Total Reserve Funds	<u>\$ 160,495.02</u>
	<u>\$ -</u>
TOTAL ASSETS	<u><u>\$ 178,994.37</u></u>

LIABILITIES

TOTAL LIABILITIES \$ -

EQUITY

POA General Fund 2023	\$ 18,499.35
POA Reserve Fund Balance	\$ 160,495.02
TOTAL EQUITY	<u>\$ 178,994.37</u>

TOTAL NET WORTH & EQUITY \$ 178,994.37

*InBank was formerly Legacy Bank

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SOUTH T-BAR RANCH POA
INCOME STATEMENT
August 31, 2023

	Year To Date	Annual	
	August	Budget	Variance
	2023	2023	
Income			
<i>Annual Expense Assessment</i>	56,038.80	56,088.00	(49.20)
<i>Annual Road Use Fee</i>	9,348.00	9,860.00	(512.00)
<i>Grazing Lease</i>	1,800.00	3,600.00	(1,800.00)
<i>Interest</i>	63.57	75.00	(11.43)
<i>Late fee</i>	32.13	50.00	(17.87)
<i>Ownership Change Assessment</i>	225.00	300.00	(75.00)
<i>Misc - Remotes, lien fee, etc</i>	70.00	200.00	(130.00)
Total Income	<u>67,577.50</u>	<u>70,173.00</u>	<u>(2,595.50)</u>
Expenses			
<i>Road Maintenance Contract</i>	25,885.00	40,000.00	14,115.00
<i>Insurance/General Liability& Directors</i>	3,984.00	4,000.00	16.00
<i>Gate Electric/Maint</i>	360.88	450.00	89.12
<i>Trash Service</i>	9,055.00	13,500.00	4,445.00
<i>Post Office Box</i>	166.00	166.00	-
<i>Accounting Fees</i>	700.00	700.00	-
<i>Legal Fees</i>	4,333.50	4,000.00	(333.50)
<i>Corporate Taxes</i>	240.00	450.00	210.00
<i>Dues Collection Expenses</i>	43.00	75.00	32.00
<i>Annual Meeting Expense</i>	827.58	900.00	72.42
<i>Repairs & Maintenance</i>	-	300.00	300.00
<i>Misc Expense</i>	811.14	655.00	(156.14)
<i>Reserves</i>	2,672.05	4,977.00	2,304.95
Total operating Expenses	<u>49,078.15</u>	<u>70,173.00</u>	<u>21,094.85</u>
<i>Income (Loss) from Operations</i>	<u>18,499.35</u>	<u>\$ -</u>	<u>18,499.35</u>

South T Bar Ranch POA - Reserve Fund Statement 2023	
	Year To Date
	August
	2023
2023 Reserve Income	
<i>Excess Funds from 2022</i>	909.06
<i>Reserve 2023 Income</i>	-
<i>Interest Income</i>	493.67
Total Reserve Income	<u>1,402.73</u>
2023 Reserve Expenditures	
<i>Road Work/ Re-Gravel etc</i>	-
<i>Other</i>	-
Total Reserve Expenses	<u>-</u>
2023 Income(Loss) from Reserves	<u>1,402.73</u>

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South T Bar Ranch POA
Reserve Funds
31-Aug-23

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	6,700.00
Reserve Fund Balance	<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	-
Reserve Fund Balance	<u>159,092.29</u>
Additional funds from 2022 budget excess	909.06
Interest Earnings 2023	493.67
Less Reserves Expense 2023	-
Annual Reserve Contribution 2023	-
Reserve Fund Balance	<u>160,495.02</u>