

# January 2024 Vol 3 Ed 1 South T Bar Ranch Chat

Greetings Friends & Neighbors,

This is the first Chat in several months and I do apologize for the delay in printing. Your POA Board has had much on its plate the past few months but I would like to take a moment to address the Uranium Exploration and the letter we all received from a POA member in December. The board is working on additional education around the mining exploration, agreements and the role the POA has and can play in this. But from my perspective:

I do understand from the outside looking in there may be a perception of a *Conflict of Interest (COI)* with POA Board members who also may have an interest in the STB Minerals LLC. But I believe when the relationship is understood more fully, of all parties involved, it will be clear that there can be no COI whether a board member or not, whether stated or not.

*The Road Use Agreement* that was signed between Okapi and the STB Board, on behalf of the POA, was done based on federal and state law that mineral owners cannot be denied access for exploration and to protect the POA and its members. This agreement was drawn up by our legal counsel and the dollar amounts, including the sliding scale, the stated usage, and a surface access standard in the industry were all considered by the attorney. The POA Board was acting within its authority to enter into this agreement and paid for legal counsel to make the best decision for the POA. It was noted in the April minutes and presented at the Annual meeting.

Some newer property owners have felt caught off guard by the advancement of the mining exploration. I would like to state that it was never the intention of the POA Board or members to keep information from any property owner. I have been on the front line of communication in this community for many years as secretary and president and have rarely been asked any specifics from any property owners - either current, new or perspective about the mining that have not been answered timely. The uranium deposits and historical mining in the area is public knowledge. To feel blindsided by a lack of caution issued by the POA board before buying a property, is both an unrealistic and an out of scope expectation of the Board.

A statement will be forthcoming that will include input from the STB Minerals LLC, Okapi and the POA Board. If you have comments or questions, please forward them so that we can include any answers you may need.

*Becky*

## Gate Codes

**OWNER CODE FOR**  
September 2023 thru  
September 2024

**2692**

**Construction CODE**

**8405**

## NEW TIME for Board of Directors Meetings

Monthly Board Meeting  
Call In at 6:30 pm MT  
Second TUESDAY of the  
Month  
Call in 617.404.1444  
Conference ID 34002#

POA member comments  
are welcome and will be  
asked for at the  
beginning of the  
meeting.

### 2023—2024 POA BOARD OF DIRECTORS

President ..... Becky Renck.....president@southtbar.com  
Vice President.....Jeff Mancuso.....jeffm@southtbar.com  
Secretary.....Brenda Coon.....secretary@southtbar.com  
Treasurer.....Betty Sue Cornella.....treasurer@southtbar.com

|            |                   |            |
|------------|-------------------|------------|
|            | <b>Directors:</b> |            |
| Ann Eulert | Brian Miller      | Alice Lope |
| Patty Rico | Mike Wolfe        | Gary Lack  |

## NOTES FROM THE BOARD

**MOUNTAIN MEADOWS EASEMENT B** There has been an ongoing controversy over the years of defining the maintenance and responsibility of the roadway Mountain Meadows. As with many STB POA documents it was unclear as to what the POA responsibility was. Legal assistance was retained to decipher the documents and the Board will be creating a clear Resolution to use going forward on the POA maintenance responsibility.

**Trash Code for STB Owners is 2692.** Please remember to turn the numbers on the lock after replacing it on the Trash Enclosure door. Remember ONLY household trash in the dumpsters. NO building or construction materials, or large items (tv's and furniture). If there is snow anywhere around the dumpsters, please be a neighbor and help clear it or spread some additional salt to keep the area clean.

**ROAD MAINTENANCE** The road contractor has done an excellent job with the snow removal and keeping ice off of the shaded switchbacks this winter. Please remember to email [roads@southtbar.com](mailto:roads@southtbar.com) 3 –5 days prior if you plan to visit your property to ensure access. Thank you Brian M and Triple B contractors for your efforts.

**WEBSITE UPDATE** The new website is up and running with a majority of the previous information posted. Access to confidential POA member documents will need a registration.

**RANCH HISTORY** A brief ranch history has been written by Ann Eulert and posted to the website that gives an overview of how STB and the surrounding properties came to be one community.

**ANNUAL ASSESSMENTS** Please note that the 2024 Annual Assessment has increased to \$550.00 per year. This amounts to a cost of \$45.83 per month. As a board, it is important that we keep up the maintenance of the roads, gate, and trash facility as well as the increase in costs to maintain the ranch as best as we can for owners and their guests. Your assessment is due in January 2024. According to our Policy and Procedures any assessment not received by January 31, 2024 will accrue a late fee and be subject to 1.25% per month interest charge. To comply with the Declaration of the Association, we have written assurance from Altitude Community Law indicating the dues increase will not trigger any additional regulatory requirements upon the Association or any property owner. We are adding the ability to pay by credit card. However, there will be a charge to cover the credit card fee of approx. \$16.00. If you would like to pay this way, please contact me at [treasurer@southtbar.com](mailto:treasurer@southtbar.com) or by calling (719) 240-3396.

### Letter from Okapi Manager Tim Brown

Thanks for reaching out with your questions and for your efforts to get the correct information out to your POA membership. I am happy to help and to provide as much information as possible. My responses to your questions are highlighted below.

- The Conditional Use Permit (CUP) that we submitted to Fremont County was an extensive permit application that allowed us to provide information and data on the project. In addition, the County required a significant amount of backup information that supported our application. The application and the supporting documentation put the total number of pages at 236. The CUP included:
  - 1- The permit application document, which was several pages long, with references to additional Exhibits. A total of 25 exhibits were attached to support the application that covered deeds, water supply, Colorado Division of Water Resources, sanitation along with a permit application for a chemical toilet, refuse, drainage, lighting, noxious weeds and a weed management plan, owners within 500 feet of the project boundary who we needed to notify, a Roadway Impact form, fire protection plan, various notifications, corporate ownership documentation, the Authorization to Consultant and copies of all Surface Owner Agreements.
  - 2- Several maps were required such as parcel ownership, project outlines, proposed drill hole collar locations, site plans, surficial materials, public roadways, directions to the Canon City Hospital in case of emergency and vicinity maps.
  - 3- Historic water quality reports, a water monitoring plan approved by DRMS and proposed water sample sites.
  - 4- A confirmation letter from History Colorado.
- The drill season window is weather dependent and generally runs from April through October. This allows a factor of safety as the drill crews can drive on roads that are usually clear and dry. It is important to note the duration of our proposed drill program will last approximately two months, sometime between the end of March and early November and it will take place within the drill season window. (continued on next page)

(Letter from Tim Brown continued from previous page)

- The road use plan allows us to make a total of 16 trips/day or 8 trips in and 8 trips out. This would include crew changes by the drillers, rig visits by geologists, trips by the water truck and any inspections by regulatory agencies. The drill will operate 24 hours a day as this is the fastest, most efficient way to complete the program. The lights on the rig will be downcast at night to reduce visual impacts. Core rigs are one of the quietest types of drills ranging from 60-65 decibels at a distance of 500 feet. Normal conversation takes place around 60 decibels.
- Our permit at Hansen would allow us to continue drilling a few holes each year as long as we plug and abandon (with appropriate documentation) the holes we have already drilled. We plan to drill 10 holes in 2024. Future drilling at Hansen will depend on the results of the 2024 effort.
- The Tallahassee Creek Uranium District has historically included the Taylor and Boyer Ranches as well as the Hansen area. Uranium has been discovered beneath each of these areas by previous exploration efforts that took place as early as the 1970s. We currently hold an approved Notice of Intent (NOI) to drill at Taylor-Boyer. The Hansen and the Taylor-Boyer are separate project areas.
- We remain committed to openness and transparency and will share as much information as we can. Our goal is to collect the necessary data while protecting the area's resources.

Tim Brown can be reached at: [tim@globaluranium.com.au](mailto:tim@globaluranium.com.au) | T: +1 719 306 3065

The presentation Tim Brown gave on behalf of Okapi at the June 2023 Annual meeting can be found on the website under Library >Public Documents >Mining.OKAPI STB POA presentation 2023.6.24

#### Construction Recommendations:

We have been asked to recommend contractors for new home building but the Board cannot endorse any specific contractors. We do recommend that you talk to your neighbors and also look for information on the Fremont County Website. For a list of builders and contractors, go to [www.fremontco.com](http://www.fremontco.com). Click on "County Offices" and choose the building department. Navigate to the column on the left of the page and choose "licensed contractors list."

#### Covenant Compliance:

The Board has received many complaints from property owners on Covenant infractions and wants to remind owners that it is your responsibility to know the restrictions and follow them. A copy of the Covenants is being included with this CHAT. There are several out-of-compliance property owners that may be impacted, make sure you are not one of them. County regulations are also to be followed, please see these regulations at <https://www.fremontco.com/files/planning-and-zoning/subdivisionregulations.pdf>

#### SOUTH T-BAR RANCH POA ANNUAL BUDGET 2024

| <b>Income</b>                   |                  |
|---------------------------------|------------------|
| Annual Expense Assessment @.550 | 62,700.00        |
| Annual Road Use Fee @.550       | 11,250.00        |
| Grazing Lease                   | 3,600.00         |
| Transfer of Ownership           | 225.00           |
| Interest Income/general fund    | 75.00            |
| Late Fees                       | 50.00            |
| Other income/gate Remotes, etc  | 100.00           |
| <b>Annual Operating Income</b>  | <b>78,000.00</b> |

| <b>Expenses</b>                  |                  |
|----------------------------------|------------------|
| Road Maintenance                 | 45,000.00        |
| Insurance                        | 4,000.00         |
| Gate Electric Svc                | 528.00           |
| Trash Service                    | 13,800.00        |
| Communications                   | 100.00           |
| Post Office Box fee              | 175.00           |
| Accounting Fees                  | 700.00           |
| Legal Fees                       | 5,000.00         |
| Corporate Taxes                  | 287.00           |
| Dues Collection Expenses         | 100.00           |
| Annual Meeting Expense           | 850.00           |
| Repairs & Maintenance            | 300.00           |
| Website                          | 2,000.00         |
| Misc Expense                     | 160.00           |
| Reserve Fund                     | 5,000.00         |
| <b>Annual Operating Expenses</b> | <b>78,000.00</b> |

The following was requested to share to the POA members and adjacent properties by Roni Reisenburg.

## FOR IMMEDIATE PRESS RELEASE

Contact: Marijane Sisson at 719-315-4619; email: [savetallahassee@gmail.com](mailto:savetallahassee@gmail.com) or [mari-jane1982@gmail.com](mailto:mari-jane1982@gmail.com)

### FREMONT COUNTY PROPERTY OWNERS APPEAL URANIUM DRILLING NEAR CANON CITY

Property owners in the Tallahassee Creek area of Fremont County, CO have filed an appeal with the State Division of Reclamation, Mining and Safety over a Conditional Use Permit (CUP) applied for by Okapi Resources Inc., an Australian mineral exploration company. The CUP was applied for by Okapi (as Tallahassee Resources LLC File No. P-2023-015) to resume drilling for uranium in South T Bar Ranch, located northwest of Canon City, CO.

The hearing is scheduled for 10 a.m. Wednesday, January 17, 2024, at the Colorado Division of Reclamation, Mining, and Safety (DRMS) office, 1313 Sherman Street, Room 318, Denver, CO.

The appeal asks DRMS to deny the permit in part due to the more than 1,400 holes that have already been drilled to ascertain uranium quantity and quality. As Tim Brown, with Tallahassee Resources (Okapi) told the Fremont County Planning Commission reviewing a separate CUP application on September 5, 2023, they know where the top of the uranium is, and they know where the bottom is from previous drilling.

The hearing will take place Wednesday, January 17, 2024, at 10 a.m. at the Denver DRMS office. The hearing is open to the public and we encourage the public to attend.

A Facebook page has been created to store information about the history of the uranium in Tallahassee Creek and any current uranium activities. We are in the early stages of building it out so please "follow" to get updates as information is loaded. <https://www.facebook.com/profile.php?id=61554497627731&mibextid=LQQJ4d>

November 21, 2023

Notice to Parties and Interested Persons

**Re: Notice of Formal Board Hearing,  
Petition for Appeal of an Office Decision to Approve a Notice of Intent,  
Tallahassee Resources Exploration, NOI File No. P-2023-015**

Dear Party and/or Interested Person:

On November 14, 2023, the Division announced its decision to accept the Notice of Intent (NOI) application for the Tallahassee Resources Exploration. The five-business-day period for appeal of the Division's determination, provided under Rule 5.1.3(d)(II), closed on November 21, 2023. During the appeal period the Division received a timely petition for appeal from Mr. Skip Blades, dated November 20, 2023.

Therefore, pursuant to Rule 5.1.3(d)(III), the Division has scheduled the petition for a Formal Board Hearing before the Colorado Mined Land Reclamation Board (Board/MLRB) for consideration. The hearing will be held at 1313 Sherman Street, Room 318, Denver, Colorado, beginning at 9:00 a.m. on December 13, 2023, or as soon thereafter as the matter can be considered.

In order to be considered at the hearing, all exhibits, materials and witness testimony you wish for the Board to consider must be submitted by 5:00 PM on December 8, 2023, via email to the MLRB Administrator. You must also provide a list of all witnesses, if any, to the MLRB Administrator, Camille M. Mojar at: [dnr\\_drms\\_mlr-submittals@state.co.us](mailto:dnr_drms_mlr-submittals@state.co.us), no later than 5:00 PM, December 8, 2023.

If you have good cause not to appear in person you must submit a request to the Board to appear virtually (via ZOOM). To do so, please submit an email to the Board Administrator, no later than 5:00 PM on December 8, 2023 for Board consideration. If approved you will receive an authorization code to attend the meeting for this matter. **Please note that only Parties and those who will be testifying may participate in the hearing.** All other interested persons may observe the hearing via the Board YouTube Channel:  
<https://www.youtube.com/channel/UCDrrAO8bIPFjOwcc-yH1fWA>.

The Board's agenda may not be finalized until the week of the Board meeting. Therefore, we recommend you contact the Board's Administrator Camille M. Mojar of the Division at (303) 866-3567 ext. 8136 on the Monday prior to the Board Hearing to confirm exactly which day your item will appear before the Board.

Physical Address: 1313 Sherman Street, Room 215, Denver, CO 80203 P 303.866.3567 F 303.832.8106  
Mailing Address: DRMS Room 215, 1001 E 62nd Ave, Denver, CO 80216 <https://drms.colorado.gov>  
Jared S. Polis, Governor | Dan Gibbs, Executive Director | Michael A. Cunningham, Acting Director



If you have any questions, please contact me (303-866-3567 ext. 8169).

Sincerely,



Timothy A. Cazier, P.E.  
Environmental Protection Specialist

Enclosure: Certificate of Service

cc: Russ Means, DRMS  
Michael Cunningham, DRMS  
Scott Schultz, AGO  
Jeff Parsons, Parsons Law Office

Angela Bellantoni, EAI  
Tim Brown, Tallahassee Resources LLC  
DRMS file



26 October 2023

## Okapi receives major permit for the 49.8Mlbs Tallahassee Uranium Project

### Highlights

- Okapi received approval for Conditional Use Permit at the Tallahassee Uranium Project
- Permit approval creates clear pathway for exploration, drilling and advancing the development of the Hansen and Picnic Tree Deposits
- The Tallahassee Uranium Project contains a JORC 2012 Mineral Resource of 49.8 million pounds U<sub>3</sub>O<sub>8</sub>
- The Permit covers the high-grade Hansen and Picnic Tree Deposits within the Tallahassee Uranium Project
- Uranium spot market remains strong and is expected to strengthen in the coming years

Okapi Resources Limited (ASX: OKR, OTCQB: OKPRF) is pleased to advise that it has been granted a Conditional Use Permit ("CUP") from the Board of County Commissioners in Fremont County, Colorado for its exploration and development activities at the Hansen and Picnic Tree deposits within the Tallahassee Uranium Project. The approval was unanimously approved by all three Commissioners during a public hearing. The CUP is for 10 years and allows for up to 20 active drill sites during an exploration campaign season.

The approval of the CUP enables the Company to launch a focused drill program in 2024. The data acquired will supplement the extensive, high-quality dataset that already exists for the Project. This data will then be used to complete a Scoping Study to affirm the significant potential of the Tallahassee Uranium Project, an important milestone for the Company and the development of the Project.

The permitting approval allows Okapi to progress the Notice of Intent to Conduct Prospecting Operations with the State of Colorado Division of Reclamation, Mining and Safety which is progressing well and is expected shortly which would represent the last permit prior to commencing exploration activities.

**Okapi's Managing Director, Mr Andrew Ferrier said:**

"This is an important milestone for Okapi as it provides a clear pathway for developing and advancing the Tallahassee Uranium Project, allowing us to unlock the potential of one of the largest, undeveloped uranium projects in the US. I would like to congratulate the team on the hard work put into achieving this permitting milestone and we look forward to working closely with Fremont County as we undertake our exploration at the Tallahassee Uranium Project."

This announcement has been authorised for release by the board of Okapi Resources Limited.

**Further information:**

Andrew Ferrier  
Managing Director  
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A new leader in North American carbon-free nuclear energy

## An Emerging Uranium Powerhouse

Okapi Resources Limited is an Australian public listed company providing unique exposure to not only uranium exploration and development but also to enrichment as well. Amid a nuclear energy renaissance, Okapi is developing a portfolio of advanced, high grade uranium assets in prolific uranium districts in the U.S. and Canada, and has established a cornerstone position in Ubaryon, an Australian uranium enrichment technology. With exposure to more steps in the production process of nuclear energy, and uranium and enrichment prices in a period of ascendancy, Okapi is in the right place at the right time with the right team.

### Asset Portfolio:

- Ubaryon Investment:** Cornerstone position in Ubaryon, an Australian uranium enrichment technology seeking to enter a growing US\$6 billion market.
- Tallahassee Uranium Project:** Contains a JORC 2012 Mineral Resource estimate of 49.8 million pounds of U<sub>3</sub>O<sub>8</sub> at a grade of 540ppm U<sub>3</sub>O<sub>8</sub><sup>1</sup> with significant exploration upside. Located in Colorado's Tallahassee Creek Uranium District, host to more than 100 million pounds of U<sub>3</sub>O<sub>8</sub>.
- Rattler Uranium Project:** Located within La Sal Uranium District, Utah, 85km north of White Mesa Uranium/Vanadium mill, the only operating conventional uranium mill in the USA.
- Athabasca Basin Projects:** Portfolio of six potentially high-grade exploration assets in the Athabasca Basin, Canada, home to the world's largest and highest-grade uranium mines.
- Maybell Uranium Project:** Located within a recognised uranium district in Colorado with historical production of 5.3 million pounds of U<sub>3</sub>O<sub>8</sub> (average grade 1,300ppm)<sup>2</sup>.



<sup>1</sup>Competent Persons Statement - Information on the Mineral Resources presented, together with JORC Table 1 information, is contained in the ASX announcement dated 7 April 2022 and titled "Okapi to acquire Hansen Deposit - Resource increased by 82%". Measured 2.96Mlbs of 550 ppm U<sub>3</sub>O<sub>8</sub>, Indicated 19.095Mlbs of 580 ppm U<sub>3</sub>O<sub>8</sub>, Inferred 27.78Mlbs of 510 ppm U<sub>3</sub>O<sub>8</sub> calculated applying a cut-off grade of 250ppm U<sub>3</sub>O<sub>8</sub>. Numbers may not sum due to rounding. Grade rounded to nearest 10ppm.

The Company confirms that it is not aware of any new information or data that materially affects the information in the relevant market announcements, and that the form and context in which the Competent Persons findings are presented have not been materially modified from the original announcements. Where the Company refers to Mineral Resources in this announcement (referencing previous releases made to the ASX), it confirms that it is not aware of any new information or data that materially affects the information included in that announcement and all material assumptions and technical parameters underpinning the Mineral Resource estimate with that announcement continue to apply and have not materially changed. The Company confirms that the form and context in which the Competent Persons findings are presented have not materially changed from the original announcement.

<sup>2</sup>Historical production data has been sourced of an article in Rocky Mountain Association of Geologists (1986) titled "Geology and Production History of the Uranium Deposits in the Maybell, Colorado Area" from W. L. Cheneveth.