

March 2024 Vol 3 Ed 2 South T Bar Ranch Chat

Greetings Friends & Neighbors, Happy Spring!

We all know that doesn't mean flowers and green grasses yet on South T-Bar but the days are a little warmer and the snow is melting! We survived the storm of the year, with snow totals of 30-36 inches here on the ranch and 50+ hours of no electricity. The joys of our helpful community and perils of high mountain living. All fun!

As mentioned in our last CHAT, discussion continues on questions and concerns being voiced on the mineral exploration by Global Uranium. The Board has been responsive and I want to thank Mike Wolfe and a volunteer committee of both board members and property owners that have created a very informative FAQ's on Mineral Deposits document to answer some of the more pressing questions received. Thank you Mike, Ann, Brenda and Marijane Sisson for the work.

An information document was provided to STB POA by the STB Minerals, LLC Managers regarding the relationship between the STB POA and STB Minerals and the history of the organizations. We also had a map created for us by Tim Brown at Global Uranium showing the Mineral Ownership within the Tallahassee Project. (Note: Under Mineral ownership the 51% STB is reference to the STB Minerals LLC not the POA.)

The documents are available on the South T Bar website www.Southtbar.com after login at the links noted below.

FAQ's on Mineral Deposits: Library>POA Documents>Mineral Exploration>FAQs on Mineral Deposits

Minerals History STB Ranch by STB Minerals LLC: Library>POA Documents>Mineral Exploration>Minerals History STB Ranch by STB Minerals LLC

Mineral Ownership MAP: Library>POA Documents>Mineral Exploration>Mineral ownership map_TB_2024.02

If you have NOT logged into the new South T-Bar Ranch website and created a member account, I encourage you to do so. It is the Official Repository of many of the historical South T-Bar POA documents and POA Board communications to the members.

Finally, in the last CHAT sent in January, I inadvertently included a DRAFT 2024 Budget that was not the final Budget that was approved by the Board. This was the same as was sent out by our Treasurer in December with your Statements so please accept our apologies. Please see the Actual STB POA Budget being used for 2024 on page 3. Sorry for any confusion.

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#

Join us for a Board
meeting. POA member
comments are welcome.

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

	Directors:	
Ann Eulert	Brian Miller	Alice Lope
Patty Rico	Mike Wolfe	Gary Lack

NOTES FROM THE BOARD

GLOBAL URANIUM FORUM Global Uranium has invited our POA and adjacent communities to an open forum and presentation on SATURDAY APRIL 13, 2024 at 10:00 am (MT), to be held at the meeting room at the Hampton Inn and Suites in Canon City. You should have received an EVITE invitation to RSVP. If you have not replied, please do so. Reach out to president@southtbar.com to request an invitation if needed.

OWNER MAINTENANCE Owners are encouraged to help keep road maintenance costs down by 1- cleaning ditches along their property lines of small trees and debris. Larger tree branches that have overgrown into the roadway should also be trimmed. 2- Keep your speed down. Slow and steady—no more than 30 mph is much easier on our roads and prevents wash boarding and sliding.

Ranch Road Speed Limit is 30 MPH There are many contractors and visitors on the ranch at this time and our ranch roads are busy, icy in spots and muddy! Please make sure YOU and ALL your visitors SLOW DOWN and know the speed limit and STAY SAFE! Additionally, the Sheriff has asked that the Speed Limit of **35 MPH** be observed on CR 2 and 21.

SHOUT OUT! The Board would like to give BIG kudos to our road contractor, Bill Taylor and to Nathan Grant for plowing hours and hours to open our roads after the storm last week. It was a tedious process of first opening the road with the front loader and then coming by with a grader blade. We appreciate your hard work and long hours in the days following the storm. Thank you Nathan, Brian M for coordinating and Triple B contractors for your efforts.

STB MINERALS LLC MANAGERS The STB POA Board was asked to ratify and approved the appointments of Betty Sue Cornella and Pat Blankenship as STB Minerals, LLC managers for a three year term from June 2024 to June 2027. Betty Sue is continuing her service and Pat will be replacing Julie Hawley who has resigned. Thank you Betty Sue and Julie for your service, and welcome aboard Pat.

Building Plan Review—Covenant Compliance— Roads:

1- 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. 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>

2- Following the Covenants includes supplying the POA Board with a copy of your building plans BEFORE construction begins. If the Board does not have a copy of your plans on file fines can be levied. Please forward to secretary@southtbar.com for board review.

3- Any special requests for contractor or vendor access for roads needing plowed can be sent to roads@southtbar.com.

4- Driveway construction and maintenance (including snow removal) needs to be coordinated directly with the road contractor (or a contractor of your choice) and be paid directly to them.

ROSTER: An updated roster has been placed on the website. Please check for accuracy. If you find any outdated information, please send a note to secretary@southtbar.com or use the Change of Address Form under Online Forms on the website.

**South T-Bar Ranch POA
Annual Budget 2024**

Income:

Annual Expense Assessment @\$550.00	62,700.00
Annual Road Use Fee @ \$550.00	10,470.00
Grazing Lease	3,600.00
Transfer of Ownership	225.00
Interest income	75.00
Late Fees	50.00
Other Income	100.00
	77,220.00
Annual Operating Income	77,220.00

Expenses:

Road Maintenance	38,000.00
Insurance	4,000.00
Gate Electric & Maint.	528.00
Trash Service	13,800.00
Communications	100.00
P.O. Office Box	175.00
Accounting fees	700.00
Legal Fees	5,000.00
Corporate Taxes	287.00
Dues Collection Exp:	100.00
Annual Meeting Expense	850.00
Repairs/Maint/Supplies	300.00
Website	2,000.00
Misc Expenses /Hangtags, remotes, Corp Rept	380.00
Reserve Fund	11,000.00
	77,220.00
Total Operating Expenses	77,220.00

2024 Budget Approved by POA Board 11-14-23

*Monthly Financials can be found attached to the Board Meeting minutes.