

March 2022

Vol 1 Ed 2

South T Bar Ranch Chat

Letter from your POA Board

Welcome to our second edition of the STB Chat. This is meant to be a quick update to our ranch community, board discussions, and a community post. In this edition we are happy to update you on the topics at hand. These include the:

- ⇒ Response to POA member letter
- ⇒ Covenant Review status
- ⇒ Annual Assessment
- ⇒ Weather, roads & more



THAT COLORADO SKY!

Gate Codes

OWNER CODE FOR
Oct 2021 –September
2022

9441

Construction CODE

8405

Realtors email to
secretary@southtbar.com
For a temporary code.

South T Bar POA Address
PO Box 1431
Canon City, CO 81215

POA BOARD OF DIRECTORS

President Lynnette Mote.....board@southtbar.com
 Vice President.....Robin Pedzinski.....RanchSTB@outlook.com
 Secretary.....Becky Renck.....secretary@southtbar.com
 Treasurer.....Betty Sue Cornella.....treasurer@southtbar.com

Committee at Large Members:

Gayle Battaglini.....gaylemarieb@gmail.com
 Joyce Omohundro.....joyce19532002@yahoo.com
 Doug Peterson.....mxpetersons@gmail.com
 Margaret Scott.....rwmascott@msn.com
 Ralph Spencer.....dee82263@gmail.com
 Brian Miller.....brian@bmlinkproduction.com

From the POA Board:

There seems to have been some confusion on a sentence used in the October 2021 newsletter around the Board needing to approve dwelling plans *and outbuildings*. This prompted a POA member to send an unsolicited letter you may have received. While POA members are certainly able to communicate amongst themselves, there were several misleading statements that the Board would like to respond to. I am regretful for causing any misunderstanding due to the way the notice was worded.

1-Erroneous worded sentence: Poor wording of this sentence: *As a reminder ALL structures being placed on your property need to be sent to your POA Board for approval. Oct 2021 pg 2 newsletter.* A more appropriate sentence would have been **"As a reminder the Board requests that you send information on ALL structures being placed on your property to the POA Board for notification / approval.** In the January Chat the previous sentence was clarified to *As a reminder, ALL information on structures being placed on your property are being asked to be sent to the POA Board for notification and/or approval.*

This request initially stemmed from a request made of the POA Board to help our Tallahassee Fire Protection District to identify the number and type of structures in our community. This helps in both prevention and emergency services in the case of a wildfire or other catastrophic event.

2- Covenant & Bylaw review: Ideas and input from both POA members and the Board were compiled and have been sent to our Attorney at Altitude Law for review and advice. Upon receiving the Attorney's recommendations, the documents will be revised as needed and approved by the Board before being presented for comments/amendments to the POA membership by email and finally, voted on at the annual meeting. (Any changes to the Covenants will need a 2/3 vote of the POA membership.) Bylaws can be amended by the Board itself but it is the intention to present this also. Ideally, this vote can be completed at the next Annual meeting in June.

While there are a few more substantial additions and changes addressed (outbuildings, temporary residences) most revisions include legalizing and updating verbiage to current standard use (ex. the use of emails, web calls or Zoom, electronic communication and he/she wording), removing references to the developer as needed and any legalese advice from the attorney. The efforts behind this update are driven by 1- these documents were drafted by the developer of the ranch 24 years ago and it is advisable for POA's to review and update (if needed) all governing documents every 5-10 years—so this is long overdue. 2- to protect not only property values but collective POA members interests, clarify important governances and very ambiguous verbiage and add guidance on current relevant issues. (ex. Drones were not an issue in 1998.)

3- Skepticism of the Board: This phrase does not hold a place in what most consider a very open & transparent POA Board of Directors in a beautiful community such as ours. This is Your Board of Directors that was voted in by the POA members and as such a choice of **involvement** is more appropriate. All Board meetings, minutes, and newsletters are open for anyone in this community to participate in. POA Member requests and email conversations are answered timely and truthfully. Obviously no set of rules or opinions are going to please everyone but every effort is being made to create a community worthy of us all. We do truly appreciate all the kudos and support that has been received to date.

2022 Assessments

The Board has received several inquiries so we would like to provide some perspective on why the increase in POA dues was necessary to ensure the continued financial health of the POA, and specifically to continue to adequately maintain our roads.

Road maintenance consists of plowing in the winter and maintenance of the road surface through the year. There are a small number of inputs that are required including drivers (labor), vehicles (purchase, maintenance, insurance and depreciation), and road base gravel.

When you look back at the prices of these inputs over the past 20 years, you'll see they have all increased significantly:

	Cost in year 2000	Cost in year 2022	Difference	% Difference applied to \$395 POA dues	Source
Gas	\$1.26	\$3.41	170%	\$1,068.38	https://gasprices.aaa.com/?state=CO
Labor (Colorado Minimum Wage)	\$5.15	\$12.56	144%	\$963.34	https://www.laborlawcenter.com/state-minimum-wage-rates/
IRS Mileage Rate	\$0.33	\$0.59	80%	\$711.00	https://www.magascpa.com/media/IRS%20Standard%20%20Mileage%20Rates_Business_Charity_Medical.pdf
Gravel CPI	160.1	386.08	141%	\$952.56	https://fred.stlouisfed.org/series/WPS1321
Vehicle (Average new car)	\$21K	\$29K	35%	\$532.72	https://www.thepeoplehistory.com/70yearsofpricechange.html

Another way to look at how the expenses associated to our road maintenance is to simply use the U.S. Federal Rate of Inflation:

NOTE: This chart is just for reference information only and does not indicate Assessment rates for the POA.

Year	Inflation Rate Year-Over-Year	Events Affecting Inflation	Inflation Adjusted POA Dues
2000			\$395.00
2001	1.60%	Bush tax cut, 9/11 attacks	\$401.32
2002	2.40%	War on Terror	\$410.95
2003	1.90%	JGTRRA	\$418.76
2004	3.30%		\$432.58
2005	3.40%	Katrina, Bankruptcy Act	\$447.29
2006	2.50%		\$458.47
2007	4.10%	Bank crisis	\$477.27
2008	0.10%	Financial crisis	\$477.74

Continued on next page.....

2022 Assessments con't

2009	2.70%	ARRA	\$490.64
2010	1.50%	ACA, Dodd-Frank Act	\$498.00
2011	3.00%	Debt ceiling crisis	\$512.94
2012	1.70%		\$521.66
2013	1.50%	Government shutdown. Sequestration	\$529.49
2014	0.80%	QE ends	\$533.72
2015	0.70%	Deflation in oil and gas prices	\$537.46
2016	2.10%		\$548.75
2017	2.10%		\$560.27
2018	1.90%		\$570.91
2019	2.30%		\$584.05
2020	1.40%	Impact of COVID	\$592.22
2021	7.00%	Forecast	\$633.68

Source: <https://www.thebalance.com/u-s-inflation-rate-history-by-year-and-forecast-3306093>

There are three more factors to consider:

There are no additional properties that have been assessed, so the base of dues is unchanged over the past 20 years.

There is substantially more traffic on the ranch than at any other point in its history.

There is more construction, which puts significant wear on the roadways.

Please know that the decision to increase dues was made carefully by your Board, considering all of the above information. It is important to the Board, as it is to all South T-Bar Ranch owners to maintain this our little slice of heaven.

Weather, Roads & Misc:

Weather & Roads: With a slow start to the Winter, these past few months have almost caught up on the moisture levels and snow on the ranch. The decision to increase to 6" of snow before plowing has saved the POA significant \$\$ on snow removal as most of our snowfalls have been around 4". Problem areas in treed switchbacks and shaded areas has been more aggressively addressed and will be plowed at the 2-4" level for future storms to prevent any icy build up that had occurred previously.

Attorney Engagement: The POA Board has needed to engage the Attorney for two issues in the past month.

1-to respond to 2 property owners that requested attorney response to the allegation that they are not subject to the Assessment increase. This resulted in a favorable resolution for the POA.

2- to clarify the POA maintenance responsibility of a road easement. Following the legal advice received, the maintenance of the easement in question has been discontinued. This decision saves on our annual road maintenance budget keeping in line with the fiduciary responsibility of the POA.

Trash Enclosure: Our trash service has increased its rates 20% this year for the 4 trash dumpsters. These are always full within the 2 week timeframe between collection. Please help to keep our costs down and from the need of adding another dumpster by remembering ONLY household trash and BROKEN DOWN cardboard is allowed. RECYLCE!!!

NO CONSTRUCTION MATERIALS OF ANY KIND ARE ALLOWED