

August 2022

Vol 1 Ed 4

South T Bar Ranch Chat

Letter from your POA Board

Welcome to our fourth edition of the STB Chat. This month we look at some answers to members requests, the new Board and some basic POA member reminders.

- ⇒ From the Board
- ⇒ Ranch Bits
- ⇒ Fire Mitigation Information

BOARD of DIRECTORS VOTE:

A big thank you to all voting members of the POA who sent in the ballots for the 2022-2024 Board of Directors. There were 77 ballots received and 5 candidates reaching the needed majority votes to be elected.

BOARD of DIRECTOR Resignation

Robin Pedzinski resigned from the South T Bar Board as of August 13, 2022 due to the sale of their home and moving away from South T Bar. We appreciate all of Robin's help and support during her tenure on the Board and she and Rob will be missed.

2022-2023 POA BOARD OF DIRECTORS

President Lynnette Mote.....board@southtbar.com

Vice President.....Gary Lacklackgary789@gmail.com

Secretary.....Becky Renck.....secretary@southtbar.com

Treasurer.....Betty Sue Cornella.....treasurer@southtbar.com

Committee at Large Members:

Brian Miller....brian@bprintproduction.com

Joyce Omohundro.....joyce19532002@yahoo.com

Doug Peterson.....mxpetersons@gmail.com

Ralph Spencer.....dee82263@gmail.com

Mike Wolfe.....mikewolfe.homeofc@yahoo.com

Gate Codes

OWNER CODE FOR
September 2022 thru
August 2023

1474

Construction CODE

8405

Realtors email

secretary@southtbar.com

for a temporary code.

Trash Code & Gate Code INFO

The current gate code (9441) will be active until Sept 30, 2022.

At that time that code will be deleted and the new code 1474 will need to be used. The trash code on the combination lock will also be changed Sept 15 to 1474.

Vendor Codes will be discussed at the Sept 10 Board meeting possibly to be changed.

September Board Meeting

Call In Sept 10 at 8:00 am

605-468-8015 672521#

POA member comments will be heard at the end of the meeting, time permitting.

FROM YOUR POA BOARD:

On August 12, 2022 9:47PM MST South T-Bar Property Association Board received a request for information per CCIOA Section 38-33.3-209.4. Section 38-33.3-209.4 requires certain public disclosures by an association within ninety days after assuming control from a declarant. For South T-Bar Ranch, that transfer occurred over two decades ago. Section 209.4 lists the items that require public disclosure and that information has been available to South T-Bar owners for many years. None of the required disclosure items are included in the August 12th request. It does not appear that Section 209.4 is applicable. Nevertheless, the STB Board has endeavored to respond to the August 12th request with each italicized response following the bullets below each number request. A copy of Section 38-33.3-209.4 is also included for reference.

August 12, 2022 9:47PM MST information request and associated responses from the STB Board
[Request from R. Reisenburg]

Board,

Prior or at the August 13, 2022 8:00am - Regular Meeting of the Board of - South T-Bar Ranch Property Owners' Association, Inc. For the entire STB POA community (member/owners) per CCIOA 38-33.3-209.4 provide the following:

1) official notification of new board members and leadership roles. To include date, time and attendance of who was present at the meeting for these elections

This information is on the STB/POA website www.southtbar.com.

2) electronic copy of the June 2022 minutes prior to approval for review

The approved minutes are on the STB/POA website (The previous month's minutes are approved at each Board meeting.)

3) detailed list of attorney fees and dates with Financial Report review

No comment on attorney client items

4) electronic copy of all POA comments, input from meeting and forum for bylaws and covenants for review since no prior notice was provided the STB community

Per discussion at August 13, 2022 Board meeting, Board members are working on compiling the comments.

5) explanation why Fremont, Walker (Top Rail) and Britton adjacent properties are not included with the annex proposal issue.

Per discussion at August 13, 2022 Board meeting. See STB/POA website after minutes are approved.

6) the POA's Liability Insurance Policy community for review. What is the contingency plan if the board POA legal issues cause the loss of POA Liability Policy

The 209.4 requirement is to provide a list of association insurance policies. The association insurance policies are listed here.

Directors: Great American Insurance Group; limit of liability for each policy year: \$1,000,000, FLSA defense sublimit of liability: \$150,000; July 20, 2023.

General Liability: Westfield/Old Guard Insurance Company; Each occurrence Limit \$1,000,000, General Aggregate Limit \$2,000,000, Products/Completed-Operations Aggregate Limit \$2,000,000, Personal & Advertising Injury Limit \$1,000,000, Damage to Premises Rented to You Limit \$1,000,000, Medical Expense Limit (any one person) \$5,000; July 20, 2023

8) plan to incorporate the information on the NOT South T Bar page for the community to review. This information is relevant to all owners/members of STB community

The 'NOT South T Bar' is a private website and there is no plan to incorporate its information into the STB/POA website.

9) complete listing of what the board requested legal counsel to change on the draft covenants and bylaws.

No comment on attorney client items

10) dates and attendees of all meetings or discussions by the board with or without legal counsel. Include all legal items for last 24 months

No comment on attorney client items

CCIOA Reference

38-33.3-209.4. Public disclosures required - identity of association - agent - manager - contact information.

(1) Within ninety days after assuming control from the declarant pursuant to section 38-33.3-303 (5), the association shall make the following information available to unit owners upon reasonable notice in accordance with subsection (3) of this section. In addition, if the association's address, designated agent, or management company changes, the association shall make updated information available within ninety days after the change:

- (a) The name of the association;
- (b) The name of the association's designated agent or management company, if any;
- (c) A valid physical address and telephone number for both the association and the designated agent or management company, if any;
- (d) The name of the common interest community;
- (e) The initial date of recording of the declaration; and
- (f) The reception number or book and page for the main document that constitutes the declaration.

(2) Within ninety days after assuming control from the declarant pursuant to section 38-33.3-303 (5), and within ninety days after the end of each fiscal year thereafter, the association shall make the following information available to unit owners upon reasonable notice in accordance with subsection (3) of this section:

- (a) The date on which its fiscal year commences;
- (b) Its operating budget for the current fiscal year;
- (c) A list, by unit type, of the association's current assessments, including both regular and special assessments;
- (d) Its annual financial statements, including any amounts held in reserve for the fiscal year immediately preceding the current annual disclosure;
- (e) The results of its most recent available financial audit or review;
- (f) A list of all association insurance policies, including, but not limited to, property, general liability, association director and officer professional liability, and fidelity policies. Such list shall include the company names, policy limits, policy deductibles, additional named insureds, and expiration dates of the policies listed.
- (g) All the association's bylaws, articles, and rules and regulations;
- (h) The minutes of the executive board and member meetings for the fiscal year immediately preceding the current annual disclosure; and
- (i) The association's responsible governance policies adopted under section 38-33.3-209.5.

(3) It is the intent of this section to allow the association the widest possible latitude in methods and means of disclosure, while requiring that the information be readily available at no cost to unit owners at their convenience. Disclosure shall be accomplished by one of the following means: Posting on an internet web page with accompanying notice of the web address via first-class mail or e-mail; the maintenance of a literature table or binder at the association's principal place of business; or mail or personal delivery. The cost of such distribution shall be accounted for as a common expense liability.

(4) Notwithstanding section 38-33.3-117 (1) (h.5), this section shall not apply to a unit, or the owner thereof, if the unit is a time-share unit, as defined in section 38-33-110 (7).

Source: L. 2005: Entire section added, p. 1377, § 7, effective January 1, 2006. L. 2006: (1) and (2)(e) amended, p. 1218, § 6, effective May 26.

RANCH BITS

CONTACT INFORMATION

Due to the nature of how the previous request for information was received by the POA, the adjacent property owners and neighbors, the Board felt it prudent to remind ALL owners within the South T Bar community that you have a choice of how your contact information is used and/or distributed. It is only required that your current contact information be kept with the Secretary of the POA Board. You have the option of keeping this information unpublished from the website and receiving only Official Board information.

If you would prefer to NOT have your contact information published, please email the secretary@southtbar.com to request your contact information be **Unpublished***.

*Unpublished physical addresses, e-mail addresses and phone numbers will not appear in the POA's roster on the website but will be maintained in the POA's files and used for Official POA correspondence.



BEAR hyperphagia prompts CPW to issue stern warning to CO public.

For the long time residents of South T Bar it is no surprise that the bears are out scavenging for any extra calories to be had before winter sets in. Most have been visited at one time or another and we realize the dangers and frustrations of their visits. Trash enclosure to be especially noted!!

Here is an article to read through published by Out There Colorado.

https://www.outtherecolorado.com/news/bear-hyperphagia-prompts-cpw-to-issue-stern-warning-to-colorado-public/article_b2doecc2-1e47-11ed-a008-5becacb46620.html



DOCUMENT REVIEW

Many comments have been received from members on the Covenant & Bylaws revisions and the Board appreciates all who have taken the time to send these. Comments will continue to be taken but a final compilation will be done by September 30th for presentation during the October 8th Board meeting.



ANNEXATION OF ADJACENT PROPERTIES

An item was included in the Agenda for the August Board meeting for discussion to address a comment made at the June Annual meeting about the Annexation of the adjacent properties. i.e. Elk View, Halls Gulch and Fremont. Discussion included:

- Annexed property owners would need to work together to determine who, if any, may be interested, decide a single point of contact per outlying property group and submit a proposal to be reviewed by the board and subsequently voted on by the entire membership
- Nothing has been submitted for legal review regarding this possibility.
- Discussions will be ongoing if needed.

FIRE MITIGATION INFORMATION from Fuels Mitigation Specialist Margaret Strozyk

(NOTE:) There are three attachments included with this issue of the CHAT. At the Tallahassee Fire Department Open House there was information on Mitigation, Tax Deductions and Mitigation Grants. Below is an email that was asked to be shared with the POA.

.....ARWC will be working to put a large grant together. Our team will be drafting an outline by the end of next week (Aug 25th) for review and presentation. I realized I missed having each of you write down how many acres you own/are needing mitigation work on.

If each of you could respond with the number of Acres that need treatment/assistance, What type of vegetation is on your property and if you have been mitigating thus far.

Chief Norris has spoken highly of the residents in the Tallahassee FPD and their mitigation efforts. I was excited to hear about the efforts that each one of you has been able to do on your land. You should all pat yourself on the back for being so far ahead in the mitigation awareness and work. Many people I have met have no knowledge of mitigation and its importance. We all know the saying, "knowing is half the battle" and you are all well informed. If you would like further information on mitigation how-to's and/or have any questions please reach out to me.

Please spread the word and share your knowledge on mitigation to your neighbors and encourage mitigation work in your HOA and POA meetings. Let people know we are working to put together a grant to assist landowners with the costs of mitigation. I have also attached CO Mitigation tax deduction information for your yearly taxes.

I am working with BLM to create several new slash collection areas for land owners and contractors to take their mitigation slash to. Which will later be a controlled burn in the winter, when conditions allow. We are looking for a location in your area that might work. This process does take a while as NEPA must go out to the site and conduct their research at the site and determine if the site is safe for burning and ensure it will not harm any ecosystems.

ARWC currently has a slash site on HWY 78 (~1.25 hours from you) where we conduct 3 slash collection events per year. The next and last event is on Oct 1st 0800-1600. If you would like further information please contact me and I will send a flyer.

Information for those of you who burn or plan to burn your slash:

-if you do plan to burn your slash piles on your land please reach out to the -TFPD and make sure there are no fire restrictions in place

-Be sure to check the weather frequently leading up to the burning and check it -throughout the day while you are burning.

-Have a plan in place if the fire escapes and a way to notify surrounding neighbors and the fire dept.

-Be sure to clear a large area around your burn site(s) and if possible wet down any grass or burnable debris on the ground around the burn location.

Keep water and fire tools nearby (shovel, rake, fire flapper, etc).

-Do not light a pile under or near trees/shrubs and/or near ladder fuels connected to a forested area where fire can spread.

-Know the direction of your local winds and make sure the downwind areas are clear of fuels that may ignite from embers (Pine needles can ignite in 3 seconds from a single ember).

-It is also a best practice to notify your fire department that you will be burning and obtain a permit if required in your area.

-Please reach out to your fire department for questions on pile burning and safety with burning.

-Reach out to other neighbors to make them aware of your plans.

-Reach out to those who have experience burning piles in the past if you are burning for the first time. (A bonfire is always a great way to gather folks together and adds to the safety and lookouts for spot fires).

It was a pleasure to meet you all, please reach out to me if you have any questions and I will do my best to answer them and if I do not know the answer I will work to connect you with the person who can.

Have a wonderful rest of your weekend.

Margaret Strozyk

Fuels Mitigation Specialist

Phone: 719-728-4558

PO Box 746

Lake George, CO 80827