

SUMMER 2021

# SOUTH T-BAR RANCH NEWSLETTER

## Annual Meeting Highlights

Dear STB POA Members,

- The 2021 Annual Meeting for the South T-Bar Ranch POA was held on Saturday, June 26, 2021 at 9:00 a.m. MDT at The Abbey in Canon City CO. The meeting was held in person and provided a ZOOM call in option.
- Lots represented were 44 with 6 proxies for a total of 50. (36 attended in person and 21 on Zoom).
- There have been 38 new owners / parcel sales since June of 2018 on the ranch. Welcome to all of our new POA members!
- The Infrastructure committee reported:
  1. the roads have been maintained, graded when possible, with the moisture on the ground and are in great shape currently. All POA members and visitors must help to maintain the roads by driving within the speed limits, and not abusing with ATV's.
  2. Please obtain and use the hang tags in your vehicle to help with ranch security. All members need to work together to keep unwanted visitors off the ranch and that also may mean to stop and ask if you see someone you don't recognize. You will either be talking to a neighbor or letting someone know this is private property. Please contact the Secretary for additional or new hang tags.
  3. **Gate Code: This will remain the same as Current 3087 and change by September 30. Notice will be sent to out before the change.**
  4. The trash enclosure will have some repairs done this summer. But remember to:
    - Break down boxes before throwing into the dumpster
    - No Construction materials
    - Be watchful for bears and rattlesnakes**
    - Put any metal into the red metal recycle bin.
    - Same code to get into the trash as the GATE code.

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- Margaret Scott , President, presented that the POA Board has voted to increase the annual dues to \$440 for the 2022 year. This is an increase of less than the 12% allowed in our Covenants. This is the first increase in history of the POA (21 years) and is needed to cover the rising costs of the operating expenses. Member discussion included reference to the LEC election in 2010. The Board will be taking this into consideration and employing legal council If needed. Most members responded positively and understand the rising costs over 20 years of doing business.
- The Reserve Study will be reviewed and updated on replacement costs of the POA Assets.
- Mark Norris Fire Chief made an excellent presentation on the duties, capabilities and needs of the Tallahassee Fire Protection District. Highlights were:

The TFPD is a taxing item on property tax statements now so that does help fund department.

There are 400 full time residents in the district which covers 360 + square miles.

In 2018 and 2019 there averaged 105 calls, 2020 saw 146 calls and as a small department of only 14 they need many more volunteers. Please Volunteer!

**Mark emphasized to make Safety your number one personal responsibility as any response from fire dept, ambulance (AMR Canon City) or air (Salida) is going to take an hour. When calling in for help, PLEASE stay at home as that is where they will send response teams. DO NOT try to meet half way as many times you miss each other.**

Prepare for a fire emergency, always having a Grab & Go bag. Have clear reflective address signs that can be seen posted at your home. Create a defensible space of 30 feet around your home. Inspect propane tanks every 1-2 years and keep all vegetation away from them. Have at least one 10-20 lb fire extinguisher in your home. It is recommended to also have on hand the chimney fireplace sticks to throw into a chimney fire (either fireplace or wood stove) to smother the fire. See the website here <https://www.chimfex.us/> They are also available on Amazon.

Burn barrels are illegal in Colorado. You can burn slash piles but call TFPD first.

We have an Emergency Medical Information (or EMI) Program to help out during medical emergencies. <https://tallahasseeepd.colorado.gov/Emergency-Medical-Information-Program>

There is a private insurance plan "Air Med Care" that can help with the cost of emergency help. It's important to remember that AirMedCare only covers their helicopters and we cannot guarantee that they will be available during an emergency. (More information to be emailed)

Please call the TFPD with any questions or concerns. There is information on their website.

## POA Board of Directors

### NEW 2021-2022 Board Members

President...Lynnette Mote	president@southtbar.com
Vice President...Margaret Scott	rwmascott@msn.com
Secretary...Becky Renck	secretary@southtbar.com
Treasurer...Betty Sue Cornella	treasurer@southtbar.com

### Committee & At Large Members:

Brian Miller	brian@bmprintproduction.com
Ralph Spencer	dee82263@gmail.com
Doug Peterson	mxpetersons@gmail.com
Gayle Battaglini	gaylemarieb@gmail.com
Joyce Omohundro	joyce19532002@yahoo.com
Robin Pedzinski	robinrink-pedzinski@outlook.com

**CURRENT**

**SPEED LIMIT**

**Gate Code**

**30 mph**

**3087**

**SAFETY FIRST**

**CALLING 911 AND SAFETY:** It is a great service from our TVFD that we are able to call 911 to report accidents and injuries. BUT remember, cell service is spotty and it still takes a first responder 45 minutes to get to the ranch. Reckless use of ATV's and campfires have been a major concern this year.