

June 2023

Vol 2 Ed 2

South T Bar Ranch Chat

STB POA MEMBERS ANNUAL MEETING

This year's meeting will be held **June 24th 2023** at The Abbey in Canon City. Beginning with a check-in and breakfast at 8:30 am , the official meeting will begin at **9:00 am**.

- ⇒ Meeting documents have been emailed to all POA Members and will be sent again this week. If you have not done so already, Please take time to **RSVP** so we know how many to plan for.
- ⇒ Documents will not be available on the Website this year as we are in a transition to a 3rd party website manager. If you need a hard copy, please let the Secretary know and copies will be mailed by USPS.
- ⇒ The Agenda is copied on the next page.
- ⇒ Guest speakers: Okapi Mining Company
- ⇒ There will be a ZOOM option available—see call in instructions on the Agenda
- ⇒ There are 5 open Board positions. Nominations can be sent to the Secretary and will be taken from the floor at the meeting.
- ⇒ Bylaws will be adopted at meeting.

Gate Codes

OWNER CODE FOR September 2022 thru August 2023

1474

Construction CODE **8405**

Realtors should email

secretary@southtbar.com

for a temporary code.

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@bmprintproduction.com

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

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

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

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

Monthly Board Meeting
Call In at 8:00 am 2nd
Saturday of the Month
605-468-8015 672521#

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

NOTES FROM THE BOARD

Okapi Road use agreement. A road use agreement was signed April 3rd between STB POA and Tallahassee, LLC (Okapi Mining). With the help of the law firm of Balcomb & Green, the POA community assets are well protected while also allowing the Mining Company to continue its explorations. A synopsis of this agreement includes:

The agreement gives license to Okapi for use of certain existing roads to conduct exploration & development operations.

Compensation will be determined on a sliding scale of equipment used and times accessed beginning at \$1000 per year, paid yearly with reports supplied to the POA monthly.

Dust & weed control, and any excessive road or culvert damage will be rectified by Okapi.

OMOHUNDRO/GRAHAM Lawsuit. There was a lawsuit filed against STB POA by Michael & Joyce Omohundro and John Graham. The Board has retained a litigation attorney, John Mallonee of Balcomb & Green for our defense and are working to conclude all of the legal maneuvering without further cost and damage to our reserves. Because of the ongoing work of the Attorneys we have been asked to not divulge specifics of the defense at this time There will be an update after June 21st.

Trash Code for STB Owners is 1474. Please remember to turn the numbers on the lock after replacing it on the door. **Remember ONLY household trash in the dumpsters. NO building or Construction materials, or large items (tv's and furniture).** Trash Service will include 5 dumpsters until October. This increases our \$\$ spent on trash so use the dumpsters responsibly. The Enclosure was repaired by a volunteer team of members. We appreciate your help Brian Miller, Ralph Spencer, Ron Rico and Dean Cornella.

ROAD MAINTENANCE

An Approval for the following road maintenance was made by the Board. The Road Base needed was apparent during the wet snows and rains received in May which caused some very muddy and slick roads.

Road Base Approval MAY 4TH 2023

- 2 belly dumps on McGill's corner \$1290.00
- 3 belly dumps between Elk View entrance and Eulert's drive \$1,935.00
- 3 belly dumps past Cornella's \$1,935.00
- 2 belly dumps between Miller's Cabin and Sawmill Rd. \$1,370.00
- 3 belly dumps past 4-way on Cimmaron Crossing W \$2160.00
- 2 belly dumps past 4-way on Cimmaron Crossing E \$1440.00
- 2 belly dumps past 4-way towards Blankenships \$1440.00
- 3 belly dumps belly dumps between Miller's Cabin & Revacks \$2,055.00
- 5 *Tandem loads (\$ TBD, est. 450.00ea) in Elk View \$2,250.00

Total estimate for delivery of road base only: \$15,875.00
 Rough estimate for application for road base (belly dumps): 1hr ea for grader \$2400.00
 Rough estimate for application for road base (tandem loads): 1/2 hr ea for grader \$300.00
 **Total estimated cost of 2023 spring road base program: \$18,575.00

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 can 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! Please make sure ALL your visitors know the Speed Limit!

NOTES from the BOARD

New Website & Webmaster

At the May meeting, the Board voted to hire a 3rd party web manager to rebuild and maintain the South T Bar Website. Reasons included:

- The age of our current website reduced functionality including board emails not working, security concerns and limited accessibility.
- The ability of new features will include paying dues and assessments online, ease of newsletter distribution and updating contact information online. This will also provide for forward sustainability.
- While the turnover was not amicable, the Board members felt that this was in the best interest of the POA members and the community.

There will be a need to create a new user name and password for member access into the new site but much information will be distributed for everyone to keep abreast of the changes and timing. The new site is scheduled to go live by September.

NOW is your time to add your thoughts! The Board is requesting your input on what you would like to see in the new site. What functionality and information would serve you best?! Please let us know at the annual meeting or by replying to this chat email.

BYLAWS:

The STB POA Bylaws revisions that were drafted and presented last year to the POA for comments have been updated to include viable member comments, minor edits and any additional legal wording where applicable. The document has been approved by the Board of Directors and must now be adopted by a vote of the membership. Per the current Bylaws, approval will take an affirmative vote of a majority of a quorum of voting members at an Annual Meeting . This vote will be at the Annual meeting (to include proxies) and received mailed in ballots. The document will be mailed to you for reading and responding before the meeting. The Board wants to thank the membership for comments throughout this process and especially to Ann Eulert for her STB historical insight and knowledge based inclusions.

Annual Meeting Agenda June 24

- 8:30 am Breakfast, Check-in and Call-in for Zoom Participants
- 9:00 am Meeting Called to Order
- 9:10 am Summary of Ranch, Board Activities & Committees
- 10:00 am Bylaws Update & Vote
- 10:20 am Tim Brown – Okapi Mining Presentation
- 11:00 am POA Member Comments (3 minutes per member limit, please)
- 11:20 am Nominations & Vote for new Board members
- 11:45 am New Business from the Floor
- 12:00 pm Adjourn Member Meeting

To Join Zoom Meeting

<https://us02web.zoom.us/j/7192403396?pwd=WmxuODRTODM4R1RRQ0s5a2x5TkVZz09>

Meeting ID: 719 240 3396 Passcode: 2023

One tap mobile +17193594580,,7192403396#,,,,*2023# US