

# South T Bar Ranch Chat

## Gate Codes

**OWNER CODE** FOR  
September 2023 thru  
September 2024

**2692**

Construction CODE **8405**

Old gate codes will remain  
effective until  
September 15th.

Greetings Friends & Neighbors,

It has been a quick summer this year at the ranch with snow ending in May and the Fall now beginning to show its face with early morning temperatures in the low 50's, and upper 40's. It has been an unusually wet summer and the ranch is looking green and lush. As always, despite the appearance of the moister environment, we want to be cognizant of the continuing fire dangers and ask that you follow restrictions closely as you enjoy your time here. We have already experienced a fire on the ranch earlier this year. Please see our Fire Evacuation Map within.

Our ranch is embracing many new neighbors who are spending more time at their property or building new homes. As per our Covenants, a reminder, that all primary dwellings need to be at least 1000 sq ft, and plans submitted to the Board prior to construction. The Board is also asking (while not required) permits and approvals for sheds, temporary homes and smaller dwellings also be submitted. Several reasons for this include looking ahead at possible areas of increased snow and road maintenance, and neighborly welcome! I appreciate you and your help and love that our community is growing in presence.

The new website is coming along and should be live within the next month. Thank you for your patience in this endeavor. Please feel free to contact me with any questions or concerns at [becky@tortugama.com](mailto:becky@tortugama.com).

*Becky*

## NEW TIME for Board of Directors Meetings

Monthly Board Meeting  
Call In at 6:30 pm MT  
Second TUESDAY of the  
Month  
Call in 720-708-1197  
access code 5297744#

POA member comments  
are welcome and will be  
asked for at the  
beginning of the  
meeting.

### 2023—2024 POA BOARD OF DIRECTORS

President ..... Becky Renck

Vice President.....Jeff Mancuso

Secretary.....Brenda Coon

Treasurer.....Betty Sue Cornella

#### Directors:

Ann Eulert

Brian Miller

Patty Rico

Mike Wolfe

Gary Lack

Alice Lope

## NOTES FROM THE BOARD

**OMOHUNDRO/GRAHAM Lawsuit.** The plaintiffs in the lawsuit regarding the maintenance of the private easement across Parcel 95 have, agreed to dismiss their lawsuit against the South T-Bar Property Owners Association, Inc. and have requested mediation of some issues. The plaintiffs will articulate these issues in the coming weeks.

**Trash Code for STB Owners is 2692** beginning September 15th. The current code of 1474 will remain in effect until then. Please remember to turn the numbers on the lock after replacing it on the Trash Enclosure door. Remember **ONLY** household trash in the dumpsters. NO building or construction materials, or large items (tv's and furniture).

### **GATE MAINTENANCE**

Our gate has had some problems with the sensors not working properly this summer which has caused the gate to remain open. Curtis Eulert has been helpful with adjusting the sensors but has determined one or more of the underground loops needs to be replaced or an alternative detection method (such as a photoelectric cell) be installed. Brian M of our infrastructure committee will be supporting Curtis to get the needed repairs done.

### **ROAD MAINTENANCE**

The road contractor has been busy this summer clearing ditches, opening culverts, dumping road base and general grading. Thank you Brian M and Triple B contractors for your efforts.

### **NEW WEBSITE UPDATE**

The new website is close to publish date. At that time an email or two will be sent out to explain how to re-register for access as a member. Please be on the lookout for those emails!

### **BYLAWS**

As previously notified, the Board has finalized and adopted the BYLAWS revision which began in 2021 and was approved by the membership at the last annual meeting. Since the meeting, two amendments were discussed and voted on by the Board before this final adoption. 1-As discussed at the Annual Meeting, the word "director" has been removed from Article IV, Section 3. And 2- the requirement for a candidate to receive at least 50% of the votes cast in an election was reinstated. As per the Bylaws Notification in Article VIII. Section 2., the amendments will go into effect 60 days from this notification if no more than 10% of the members in good standing state their opposition, in writing. Such comments must be received at least 15 days prior to adoption. Each member will be emailed a clean executed copy for their records at that time.

### **DRONES**

The ranch has had some drones flying over and near property owners homes and people this summer. Please remember that by law, if you are flying a drone you must receive permission to fly over another's property or it is considered trespassing. Please see the article <https://drone-laws.com/drone-laws-in-colorado/> for further information.

### **INVESTMENT OF RESERVE FUNDS**

Being ever mindful of the POA assets, the Board voted to capitalize on the higher interest rates being offered for CD's right now, and invest \$100,000 of our Reserve Fund in two short term CD's. These are 4 month CD's yielding a 5% interest rate.

### **EVACUATION ROUTE IN CASE OF FIRE EMERGENCY**

**WHILE NO ONE WANTS TO SEE A FIRE ON THE RANCH, IT IS ALWAYS PRUDENT TO BE PREPARED. IN CASE OF A FIRE EVACUATION, PLEASE SEE THE EVACUATION ROUTE MAP ON THE NEXT PAGE. PROPERTY OWNER PERMISSION HAS BEEN OBTAINED FOR THE EMERGENCY ACCESS. PLEASE REMEMBER THAT THIS ACCESS IS ONLY TO BE USED IN CASE OF A FIRE EMERGENCY AS IT CROSSES SEVERAL PRIVATE PROPERTY LINES.**

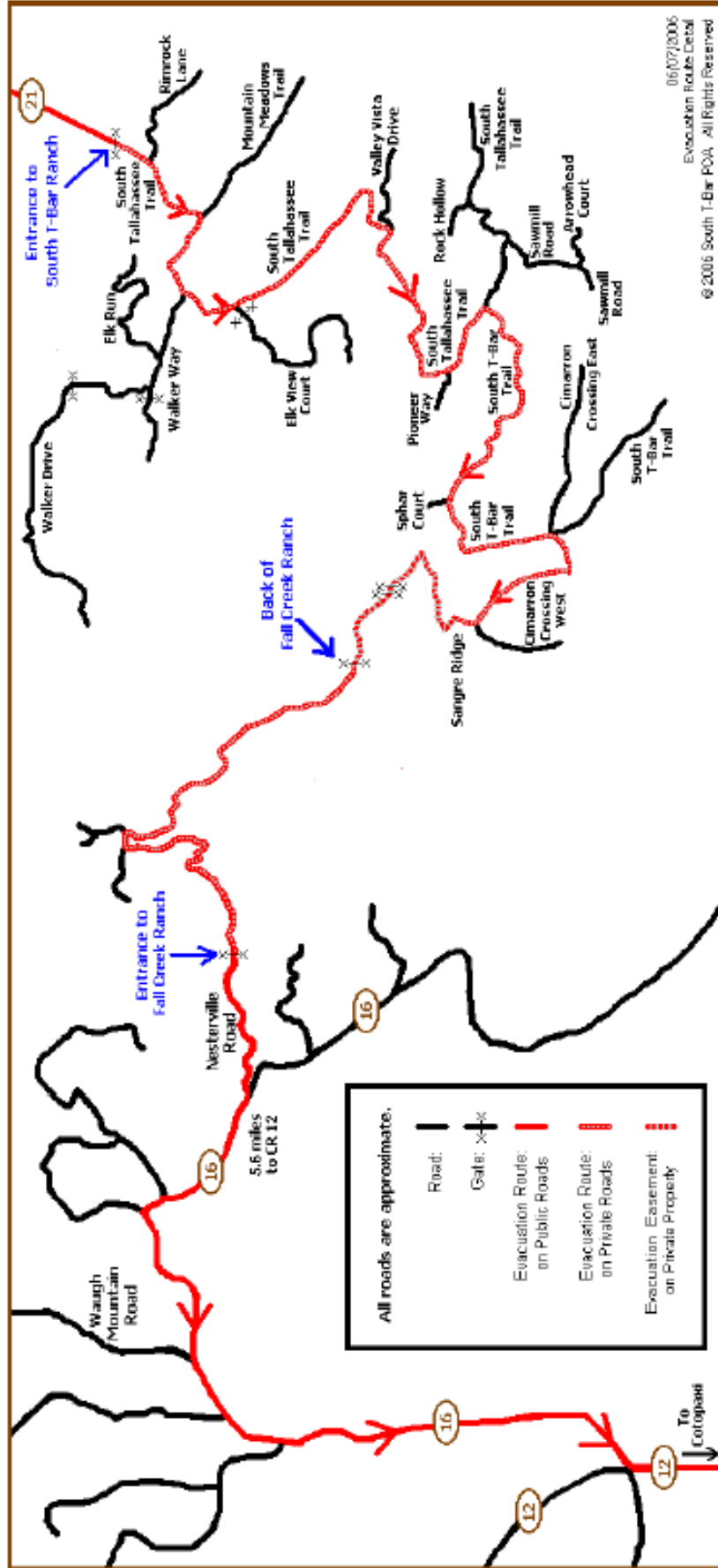
**IF YOU HAVE ANY QUESTIONS PLEASE CONTACT BECKY RENCK OR JEFF MANCUSO FOR CLARIFICATION.**

# SOUTH T-BAR RANCH

## Evacuation Route Detail

**Evacuation Route is for EMERGENCY USE ONLY!!!**

The Evacuation Route crosses private land and passes through several locked gates. In the event of an emergency where CR 21 is unavailable, the Security Committee will open the gates. This route is not to be used as a "shortcut", nor is it an invitation to go "exploring". The purpose of this map is simply to provide assurances that, in an emergency, there is an alternate means of egress from the ranch.



### Approximate Distances:

- South T-Bar Entrance to the end of Sangre Ridge - 8.3 miles (private roads)
- End of Sangre Ridge to back of Fall Creek Ranch - 1.6 miles (easements across private land)
- Back of Fall Creek Ranch to Entrance to Fall Creek Ranch - 3.0 miles (private roads)
- Entrance to Fall Creek Ranch to CR 16 (Nosterville Road) - 1.4 miles
- CR 16 to CR 12 - 5.6 miles
- CR 12 to Cotopaxi - 10 miles