

SOUTH T-BAR RANCH Newsletter

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Annual POA Meeting Yields Lively Debate

The annual South T-Bar POA meeting was held June 29th, 2002. Unlike previous years, the meeting was held at Centennial Park in Canon City, CO, due to the extreme fire hazard at South T-Bar.

There were 70 voting property owners present in person or present by proxy, and the Board was able to conduct its business. All in all, there were approximately 100 owners, spouses, guests, and children present at the meeting. The barbeque feast prepared by Joe Bob and his crew was excellent, as usual.

Prior to the official board meeting, an informal discussion was held between the Board and the POA members present. There was much discussion and debate over roads, grazing leases, DSL service, security, trash, and the status of the utility fund.

The annual Board meeting began at 10 AM, and the business of the POA was conducted. Roads were discussed at length (no pun intended). Some POA members complained of the condition of the roads, while others found the roads satisfactory. One major problem with road maintenance this year has been the drought; keeping roads smooth without moisture is a difficult task. Another problem is that it is very difficult to find qualified contractors to do the work, and thus, it is not always possible for the POA to get everything it wants in a road contract. Several volunteers stepped forward to work with the Board to develop a new contract for road maintenance, and the Board vowed to learn from its first year experiences to insure that the roads at South T-Bar are kept in the best possible condition, given the budget available for road maintenance.

The Board also reported on issues pertaining to security, trash pickup, DSL service, problems with the front gate, and the extreme fire danger. More information on these items will be found in this newsletter, and more information yet will be found in the meeting minutes. Complete minutes of this meeting (and others) are available to POA members. See the article, "Board Minutes Available Online" on Page 3 of this newsletter.

Board Elections Held

At the POA meeting, ballots were cast for board members for the 2002-2003 term. Of the 11 people nominated, 10 were elected to the Board, the maximum allowed by the bylaws. Owners also amended the bylaws to permit staggered, two year terms for the Board. After the election, the new board members met to elect POA officers. The Board also determined those members who will run for election one year from now and those who will run two years from now. Your board, its officers, and the terms of each member are shown below.



South T-Bar 2002/2002 Board Members

Front Row, left to right:

Susan Revack, returning member, (1 year), Secretary
Tom Gore, returning member, (1 year)
Ann Jillian, new member, (2 years)
Tim Anderson, new member, (2 years)
Rick Bottle, new member, (2 years)

Back Row, left to right:

Mark Trotta, returning member, (1 year), Vice President
Sam Knopp, returning member, (1 year)
Jim Greenwood, returning member, (1 year), President
Wayne Herbert, new member, (2 years)
Dean Cornella, returning member, (2 years), Treasurer

President's Corner

We have started the second year of governance of the South T-Bar Ranch by the Property Owners Association with a new board of directors. We have six returning members, and four new ones. I am pleased to serve a second term as President of the board, and look forward to a good year.

I wanted to update you on the fire situation at STB, both in terms of the conditions that exist and what the board (and others) is doing about it.

STB is certainly parched by the worst drought in a hundred years. If you have been out to the Ranch this summer, you know how dry it looks in most places—the grass is almost white, rather than the lush green we'd expect this time of the year. I've been told that the living trees have less moisture in them than do the logs in a log cabin. You also are aware that the Iron Mountain fire burned many acres and homes south of us (across the Arkansas River) this spring, and the mammoth Haymen fire started not too far to the north of STB—we have been lucky, but it again shows how bad conditions are.

Several actions have been taken by the board because of the severe fire danger. First, we have posted a notice on the main gate reminding everyone of the government-imposed prohibition on any open fires, including propane stoves and charcoal grills (a charcoal grill was blamed for the Iron Mountain fire). Second, board members have agreed to report any sign of an open fire immediately to the Fremont County Sheriff's Office, who is enforcing the fire ban. Third, we moved the late June annual POA meeting into Canon City to reduce the chance of an unintentional spark (presumably from a car, but maybe from the conversation!) igniting the grass.

For the longer term, the board is discussing the creation of a system of fire water storage tanks throughout STB. These tanks would be used to refill tanker trucks fighting fires on or near the ranch. Our intention is to bury the tanks to minimize visual impacts, but we also realize that a gravity fed tank is a more efficient means of getting the water from the storage system to a fire truck. The tanks would supplement the modest "dry hydrant" that consists of a pond of water adjacent to the Bottles' property (the old corral). The board, I expect, will act on this item in the coming months, so your comments are welcome and timely.

"But," you say, "what good is a water storage system if we don't have a fire truck?" Glad you asked! The Tallahassee Volunteer Fire Dept has placed one of its trucks about five miles outside of STB to serve STB and nearby areas. You may have noticed the new tan metal shed building near the top of Tallahassee Road where County Roads 21 and 21a split—that's where the truck is stored. The Board is very pleased at the Fire Dept's decision to place a truck closer to STB, because

it not only increases our protection against fire but also may help you obtain insurance on any structures you put on your STB property

Two final thoughts: First, notice it is the Tallahassee VOLUNTEER Fire Department, meaning they depend on folks volunteering their time to get trained and fight fires, and they depend on donations. I strongly encourage every STB property owner to consider making a donation to these folks. If you have no structure on your property, they ask for \$50/year, and \$100/year if you do. The address is Tallahassee Volunteer Fire Dept, 662 Wapiti Trail, Canon City, CO 81212, or call 719-276-1691.

Second, please obey the fire ban at STB until this terrible drought ends. I understand that the lack of a campfire can lessen the camping experience, but I think we'd all rather eat raw marshmallows this summer than burn down our beautiful ranch.

Jim Greenwood

President, STB Board of Directors

Tallahassee VFD Website

The Tallahassee Volunteer Fire Department now has a website where you can check fire conditions, learn more about the TVFD, and see pictures of recent fires. The website is <http://www.tallahasseevfd.com/index.htm>.

A small fire was started by lightning on property adjacent to South T-Bar on August 9. Pictures of the fire fighting effort are on the TVFD website. Gina Bottle, STB resident, spotted it and called the fire department, which responded immediately. The pictures on the website are a powerful reminder of how important it is to exercise extreme caution, and to insure that we have adequate fire protection. This fire was very close to home.

The Trouble With Trash

The trash compound now has four dumpsters in it, and each dumpster has been reinforced with rebar to keep the bears out. When you use the trash area, please: a) put your trash into the dumpsters, b) make sure that the rebar is firmly in place after closing the dumpster, c) make sure that the gate to the compound is securely closed, and d) please do not put plant clippings and other vegetation in the dumpsters. This material is far more suited for a compost pile.

One big problem is that the dumpsters are being filled with construction trash from ongoing home construction at South T-Bar. At least one contractor has been seen putting his construction trash into the dumpsters. If you have ongoing construction, please make sure that your contractor(s) know that they are not to put their trash into the dumpsters.

Yet another problem is that people who are not from South T-Bar are using the dumpsters. At least one car has been seen driving up and dumping their trash. It has been suggested that the trash compound be locked to prevent unauthorized persons from leaving their trash. Unfortunately, this does not stop the people from leaving their trash; instead, they just throw it over the fence, making an even bigger mess. It has also been suggested that the trash enclosure be moved inside the locked gate, but the only trash service that will pick up in our area will not go through the gate. If you have any ideas on improving the trash situation, please contact the Board (contact information on Page 4).

Front Gate Security and Codes

As all of you who frequent the ranch know, the front security gate is sometimes less than perfect at performing its intended function. There are problems with how the gate and its sensors are installed, problems with the gate itself, and problems with the wind.

Each person who goes through the gate can help the current situation by taking responsibility to insure that the gate has properly closed. First, drive slowly and permit the gate to open completely before driving through. The gate seems to get confused if both its open and close sensors get activated before the gate is fully opened. Second, if it is very windy and the gate is straining to open or close, you might want to assist it *by hand* to insure that it opens and closes completely.

Please, once you are through, take the time to stop and make sure that the gate has completely closed before you drive off. If it has not closed, you might try your gate code again, or try driving over the gate closing sensor again. If the gate will not close in spite of your efforts, please report it immediately to a board member so that it can be repaired.

The Board is aware that there are problems with the gate and we are looking into alternatives to improve the reliability of the gate. We hope to have a solution soon. Meanwhile, please pay special attention to the gate to improve overall security at South T-Bar.

It was requested at the annual meeting that the gate codes be given out in advance. To accommodate this request and avoid confusion, the Board has decided to give out the code one quarter in advance. The following, then, are the current and future gate codes:

Owners Code (Valid until 2003 Annual Meeting): **7529**

Contractor's Code (Valid until Sept. 30, 2002): **6835**

Contractor's Code (Valid Oct 1 thru Dec.31, 2002): **4352**

Please note that your gate remote control will continue to function without reprogramming.

Please remember that the Owner's Code is not to be given out to anyone. The Contractor's Code is to be given out to those who need temporary access to the ranch, such as construction contractors, vendors, delivery companies, and your guests. Please respect this rule and the ranch will be a more secure place for all of us.

Board Minutes Available Online

POA members at the annual meeting in June expressed a desire to have access to minutes of Board meetings. Thus the minutes from each South T-Bar board meeting are now available at the South T-Bar website located at <http://www.southtbar.org>. Click on the "Members Area" button. When prompted for a user name and password, enter **POAowner** for the user name (yes, capital and small letters count), and the password, which is the current gate code, **7529**. After entering the password correctly, you will be taken to the "minutes" web page, which is organized by date.

Requiring a name and password may seem like a hassle, but it is necessary to prevent non POA members from using POA information in ways that might be contrary to the interests of South T-Bar owners.

The web page user name will be changed yearly along with the gate code. If you have questions about the minutes on the website, please contact the webmaster at wayne@herberts.org.

Minutes are also available in printed format. Send a stamped, self addressed envelope, along with a note indicating which minutes are desired to: Susan Revack, 5506 Carolina Way, Burlington, KY 41005.

Property Owners Survey

The South T-Bar Board is facing the difficult task of deciding what to do about high speed data lines at South T-Bar, and also what to do with the remaining balance in the utilities fund.

Attendees at the annual meeting filled out a survey which asked them if they wanted high speed data service, and what they would like to see happen with the utility fund money. There were almost as many different answers as owners, and many thoughtful suggestions were put forward including building a system of cisterns for fire fighting, setting aside a reserve for emergency maintenance, acquiring common property for use by all South T-Bar owners, and simply refunding the money.

The decision ultimately reached by the Board will be based on the desires of South T-Bar owners, the needs of South T-Bar ranch, and the laws of Colorado, which govern what the Board can and cannot do. If you would like to add your comments, see the contact information on Page 4.

South T-Bar Ranch POA
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Linda's Cell: (719) 276-4226

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Do you have a product or service that you would like to offer to South T-Bar property owners? Would you just like South T-bar folks to get to know you a bit better? Then place your ad here in the South T-Bar newsletter. Contact: Susan Revack, 5506 Carolina Way, Burlington, KY 41005, or email her at AspenWindsRanch@aol.com.

Closing Thoughts

Remember the hang tag for your car when you visit South T-Bar. It makes it easier for residents and law enforcement to identify rightful owners and trespassers.

Fire danger at South T-Bar is EXTREME! Use caution. Open fires, Coleman camp stoves, and even propane and gasoline lanterns are prohibited by state law. Help protect not only our own property values, but also the countless animals that call South T-Bar home.

Change of Address – Submit all changes to your current address or email to: Susan Revack, 5506 Carolina Way, Burlington, KY 41005, or email her at AspenWindsRanch@aol.com.

Board Contacts – See the South T-Bar website Members area for individual board members (website address on Page 3), or you can reach the Board through: Tom Gore, 688 Entrada Drive, Golden, CO 80401, email at rockyrocks@att.net

Your POA Board sincerely appreciates your comments, feedback, suggestions, and criticisms. Write or email us with whatever is on your mind.