

SPRING 2017

SOUTH T-BAR RANCH NEWSLETTER

MESSAGE FROM OUR PRESIDENT

May 31, 2017

It has been a relatively mild winter at South T-Bar and a moist spring. Our road contractor began grading the roads earlier than usual this year because of the wetter conditions. He is grading back onto the road surface gravel pushed off with winter snow removal and grading to remove weeds. The Board recently approved the 2017 graveling plan and is working with the road contractor on an updated three year plan to ensure our roads remain in excellent condition.

A number of ranch residents have posted photos or have witnessed mountain lions on the ranch. Some of these sightings are of individuals and some are of small groups. Please keep this in mind when visiting the ranch and hiking. Remember that we are in a wild part of Colorado. Be aware of your surroundings, stay alert and don't forget to keep an eye on your pets.

I would like to thank all of the Board members for the excellent work they have done this past year to help maintain South T-Bar and keep the Association on an excellent financial footing. I would also like to thank the other property owners who have helped maintain our signage, trash enclosure, gates, newsletters and security. Curtis recently recognized the need to update the Association's website credentials and security and took care it. Thank you all!

Our annual meeting will soon be at hand and I encourage everyone to come to Canon City and attend, it's a great opportunity to take a vacation and spend some time in Colorado for those of you who live out of state. It's also an opportunity to spend some time with your neighbors, renew acquaintances and talk to your Board members. This year we plan to get an update on the big horn sheep herd, and the deer and mountain lion studies that have been ongoing for a couple of years. You will be receiving the 2017 registration packet via email or mail very soon.

We need your help, please consider serving on the Board!

Regards,

Mike Wolfe, Parcel 37

President, South T-Bar Ranch Board of Directors

president@southtbar.com



Stay in Touch with the Ranch Year Round

South T Bar FACEBOOK Page

If you use Facebook, the South T-Bar Ranch POA now has a Facebook page to help communicate information of some urgency to members of the community. For example, the recent implementation of a Stage 1 Fire Ban by Fremont County and the BLM was posted to the page as well as information and pictures from the Hayden Pass fire in the area. This is an open Facebook group, so just go to <http://www.facebook.com/southtbar> and "like" to have updates appear on your timeline - no approvals required. This will not replace the web page, <http://southtbar.com> which will still be the on-line repository for POA documents, Board and Owner Meeting Agendas and Minutes, as well as on-line forms for address changes and the like.

South T Bar POA WEBSITE

If you have not looked at or registered for a login to access our new South T Bar website you should do so. It is very easy to get around and all POA Documents are available for review. NOTE: When you register, you will get an email from the site with a link to click to prove that your email address is valid. If you don't get it in a few minutes, be sure to check your junk email folder in case it gets routed there. <http://southtbar.com/stb/>

SOUTH T BAR POA BOARD OF DIRECTORS

President...Mike Wolfe
Vice President...Margaret Scott
Secretary...Martha Parkey
Treasurer...Betty Sue Cornella

president@southtbar.com
rwmascott@msn.com
secretary@southtbar.com
treasurer@southtbar.com

Committee & At Large Members:
Anelladee Spencer
Curtis Eulert
Michael Omohundro
Lucy Thurston

dee82263@netzero.net
curtis@eulert.name
eightoar88@hotmail.com
lucy_thurston@q.com

The Board is available to take questions and comments from members at any time and are a wealth of information about past and present issues.

**OLD GATE
AND
TRASH
6015
(effective
through
June)**

**NEW
GATE
AND
TRASH
CODE
2170
effective
July 1st**

BEARS ARE OUT AND THEY ARE HUNGRY

You know how we're always reminding people with signs, in newsletter, or at the annual meeting to remember to secure the dumpsters? Well, in May a hungry bear ripped three boards off the dumpster enclosure, and bent the cover on the dumpster enough to get into the trash.

Our furry visitor helped himself (or herself) to the contents of the dumpster and left a trail of trash behind.

If the dumpster had been properly secured, the bear would not have been able to bend the cover up in the front.

Bears are a part of the landscape on the ranch. However, if a bear becomes a nuisance, it will have to be put down. Please help keep our bears (and our trash) safe! ***Do not overfill a dumpster.*** If all of the dumpsters are full, report the situation to a board member.

And most important, ALWAYS secure the dumpsters properly.



Quick Communications... STB POA 2017 ANNUAL MEETING

Dear STB POA Members,

The 2017 Annual Meeting for the South T-Bar Ranch Property Owners Association will be held on Saturday, June 24, 2017 at 9:00 a.m. MDT at The Abbey Event Complex, 2951 E Highway 50, Canon City, CO. A light breakfast and a buffet lunch will be provided. Please notify ahead of time of any food allergies.

Check-in will begin at 8:30 am.

June 24, 2017 Annual Meeting Abbreviated Agenda

- 8:30 am Sign-in, Coffee and Conversation
- 9:00 am Meeting Called to Order
- 9:15 am Secretary's Report
- 9:30 am Treasurer's Report
- 9:45 am Summary of Ranch & Board Activities/Speakers
- 10:20 am POA Member Comments
- 10:50 am Nominations for new Board members, Board Member Election
- 11:10 am New Business
- 12:00 pm Adjourn Member Meeting

Lunch

You should have received your Annual packet forms. Please contact Martha Parkey at secretary@southtbar.com if you need a copy.

Worth another note:

- ⇒ **Everyone please send in the RSVP form!** This is a two-fold request as: 1- We need to know specific numbers for lunch attendance. 2- We take this opportunity to update contact information for you, so please complete the RSVP form in its entirety with name, mailing address, e-mail address, and telephone number on the RSVP form. **Please return your RSVP form by June 16th**, even if you can't attend or don't have any corrections to your contact information.
- ⇒ Consider who you want to serve on your Board for the next term of office. There are vacancies on the board due to expiring terms. If you or someone you know would be a good candidate for the Board, please submit a nomination for that person (the nomination form is included in this packet). While nominations will be accepted from the floor at the Annual Meeting, in order for a person's name to appear on the printed ballot, the nomination must be received no later than June 16th. In addition to STB owners and residents, Elk View, Hall Gulch, and Fremont owners are also eligible to serve on the Board. See article on the next page!

Quick Communications... Free - \$1 Million

Now that I have your attention: One of the topics discussed by those in attendance at last year's annual meeting was how to improve security on the Ranch. Several ideas were thrown out, including a live camera feed of those entering and leaving, recording of gate codes entered, etc.

But one of the simplest ways we can use is for each of us to look out for each other. But, then you don't know if that or that vehicle belongs on the Ranch, and whether it belongs to an owner or not.

That's why the use of **hang tags** was started shortly after the POA was turned over to the owners. However, a quick review of images from the gate camera —yes, someone does look at them—shows that many owners, of those that can be recognized, are not using their hang tags. So, please, if you have your hang tags, use them. If your hang tags are damaged, or lost, drop a note to hang-tags@southtbar.com along with how many you need and we'll send you new ones.

Thanks. And about the \$1 million, just call it a bait and switch. Maybe we got your attention anyway.

2017 Board of Directors - Consider your Nomination

There are many challenges facing the South T-Bar Ranch Property Owners Association and enthusiastic, dedicated volunteers are needed to enable the POA meet those challenges. Property owners on South T-Bar and neighboring properties are eligible to serve. You don't have to be living on the Ranch to be on the Board of Directors, and you don't have to be physically present for the Board Meetings – all meetings are held via conference call.

There are ten positions on the Board. The term of membership is two years, with five terms typically expiring each year. In order to win election to the Board, a candidate must receive votes from at least 50% of the POA members eligible to vote in the election, either by attendance in person or by proxy. The Owners elect the Board, and the Board then elects the Officers, usually from among themselves.

Board Members are required by law to:

(1) act in the best interests of the POA, (2) act in an informed manner, and (3) act in good faith.

In addition, Board Members should:

(1) plan to attend as many Board Meetings as possible, either in person or by phone,

(2) expect to spend some time outside the meetings on POA business,

(3) be willing to check your e-mail regularly, and

(4) have a deep and abiding love for this beautiful place we call South T-Bar.

If this describes you or someone you know, please nominate that person for the Board by filling out the form and returning it. If the nomination is for yourself, include a short resume indicating why you want to serve on the Board and any relevant experience you may have. If the nomination is for someone else, the current Board will contact that person and ask for a resume. A nomination can also be submitted via e-mail or on-line from the South T-Bar web site. Nominations will be accepted from the floor at the meeting, but in order for a name to be listed on the printed ballot and to have a resume included in the Annual Meeting handout, the nomination must be received by June 16, 2017.