

SPRING 2011

SOUTH T-BAR RANCH NEWSLETTER

**STB
POA
ANNUAL
MEETING**

**June
25
2011**

**GATE &
TRASH
CODES**

July 1, 2010
through
June 30,
2011
2403

Contact the secretary for additional remotes for \$15

MESSAGE FROM THE PRESIDENT

Well, I know it's after March 21st and technically "spring," but it was 19 degrees here in vail this morning and I'm not quite buying it. I hope wherever you are you're feeling a little spring fever and enjoying the first few signs of green in your garden!

First, I want to remind you about "saving the date" for our annual meeting - it's always the last Saturday in June, and this year it falls on Saturday, June 25th. We are beginning the search for a venue - if anyone is interested in offering to host the meeting on the ranch, please call or email me! We are hoping to at least have some "activities" take place on the ranch at various times over that weekend, so stay tuned for further details. I'd also like to encourage you to think about running for a board position this year, as we have four current board members whose terms are ending. You may nominate yourself or someone else, in advance or at the meeting. If you have any questions about what's involved, please contact any of us currently on the board.

I know that those of you who are LLC members have recently received an update on STB Minerals' negotiations with Black Range Minerals, but I also wanted to give POA members an update on how the ranch itself will be affected by these negotiations in the near future. Beginning in April and continuing at least through the summer, BRM will begin drilling exploratory holes in various places to test the uranium deposit. No structures will be erected, but there will be some heavy equipment involved. BRM will be contacting the owners of the parcels where they want to have surface access to drill. The POA Board is involved in discussions with BRM now to ensure that our roads are properly cared for and access for owners and other interested parties (like our grazing cattle!) are not disrupted. BRM will be making a presentation at our annual meeting to provide additional information about pending activities and to answer questions. There is also the possibility that we will be able to observe the drilling in process on the ranch at some point during the weekend. If you have any questions or comments that you would like BRM to address, please email them to me at president@southtbar.com and I will forward them to BRM for inclusion in their Q&A session.

Even if it doesn't feel like spring yet, I know summer is right around the corner. I'm looking forward to seeing all of you soon. Take care!

Kim Wolfe

IN MEMORY

Unfortunately, we have some very sad news...

In late December, our dear friend and neighbor, Bill Wendt, passed away suddenly and unexpectedly. Bill was a husband, father, and avid outdoorsman. He loved South T-Bar Ranch for its exquisite beauty, tranquility, and abundant wildlife. He contributed his legal skills and considerable business acumen to both the POA board and STB Minerals LLC. Those of us who had the privilege of knowing Bill are greatly enriched by the experience. We all miss you, Bill.

In late March, another dear friend and neighbor, Walt Hallstein, passed away too. Walt owned the old cabin down in the valley on South T-Bar Trail. Walt was a no-nonsense man who was proud to be known as a "straight shooter," and he took being a good neighbor and a consensus-builder very seriously when he felt like the peaceful ambience of the ranch was threatened. He generously offered his opinions and assistance on managing our financial challenges to the board. Walt was a very special character that will, I'm sure, leave an imprint on the lives of everyone he's ever met. We will miss you, Walt.

Godspeed...

WEATHER WORDS

Old Man Winter has been a bit lazy this year! It's been much milder than last year. No "mountains" of piled-up plowed snow, icy patches, or muddy roads. Of course, as of this writing, we're not done with winter yet! The downside to the milder winter is that things are kind of dry, especially in south-facing areas. At

present, however, we are not under a county fire ban.

Some frigid temperatures have kept what snow we've had in the north-facing and shady areas and it is really pretty at night during full moon. We've also had some warm days that only require a light jacket. And spotting various

wildlife this winter has been plentiful.



There is always something to enjoy at the Ranch, no matter the temperature or the season!

Anelladee Spencer

ROAD UPDATE

Spring is only a few days away and our winter snows have been almost nonexistent. Good for the budget, but not good for the dry conditions. We are certainly hoping for a wet spring to bring the conditions more favorable and to provide moisture for grading the roads to help control the wash boarding in several areas. Dan will also be reclaiming the gravel from the sides of the roads at that time.

Dean Cornella

"TRASHY" NEWS...



Most of you know about the fire we had last fall in the trash enclosure which burned several wood slats near the entrance gate. The wood has been purchased for the repair, and the work should have been done by now, but our volunteer worker has been tied up since shortly after the holidays. Any other volunteers are welcome - or the repair will have to wait a little while longer!

We're not sure how the fire started (it could have been vandals), but it appeared to be a container of fire or fireplace ashes dropped inside the enclosure that were still hot enough for the wind to fan into flames. Please be extremely cautious what you or your guests place inside the dumpster enclosure.

Thank you.
Anelladee Spencer



FIRE BAN

Before building any fires, please check if there is a fire ban by using the following resources:

POA ~ <http://www.southtbar.com/southtbar/page.html>

Tallahassee Volunteer Fire Department ~ <http://www.tallahasseevfd.com/tvfp/>

Fremont County ~ <http://www.fremontco.com/sheriff/firebaninformation.shtml>.

If a computer is not handy, please feel free to call Curtis Eulert at 275-1765 for an update.



IT IS EXTREMELY DRY ON THE RANCH...

**PLEASE, PLEASE
BE CAREFUL!!!**

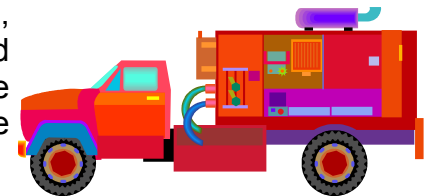


FIRE DEPARTMENT REPORT



Is it just me or does it seem to be especially dry and windy during the last few months? There have been a number of fires in and around Colorado Springs and Pueblo during this time. I have to think that it is more than just luck that we have not experienced any fires in our district. Well, that must mean everyone in our district is exercising caution and common sense. GREAT JOB!

We are continuing to leap forward with not only maintaining our equipment but we have added an additional fire truck to our inventory. The department has just completed a fire truck that will be housed at the Cabin Creek station, thanks to the hard work of Gordon Grosslight, Eric Johnson and Ted Groome, who have put in countless hours to build this truck from the chassis up. The department and the residents of our district owe them a big thank you for their hard work and dedication.



In keeping with our efforts to maintain a responsive and progressive department, we are currently in the planning of a central fire station that will be the department's headquarters, meeting area, training facility and housing for special equipment. We will really need the financial support of the entire district to help us bring this to completion. It will be a big step in helping us serve you better in preventing a sudden catastrophic fire loss.

That's it from action central.
Gary Lack
Volunteer Fireman

SOUTH T-BAR RANCH COMMUNITY SURVEY



I've volunteered too much and I can't get it all done!

Following the vote last summer that established the South T-Bar POA as a Limited Expenses Community (LEC) under the Colorado Common Interest Ownership Act (CCIOA), your POA Board expressed interest in gathering additional data on the specific type of community that members want at the Ranch.

So, silly me, I volunteered to do a low-key opinion survey that might give us all greater insights into our neighbors' "vision" for South T-Bar Ranch. Considering that there are over 90 parcel owners, there are probably over 90 different visions.

If anyone is interested in helping me with this project, I would be very appreciative. If you have a background in doing opinion surveys, any support or info you might be able to provide would be wonderful.

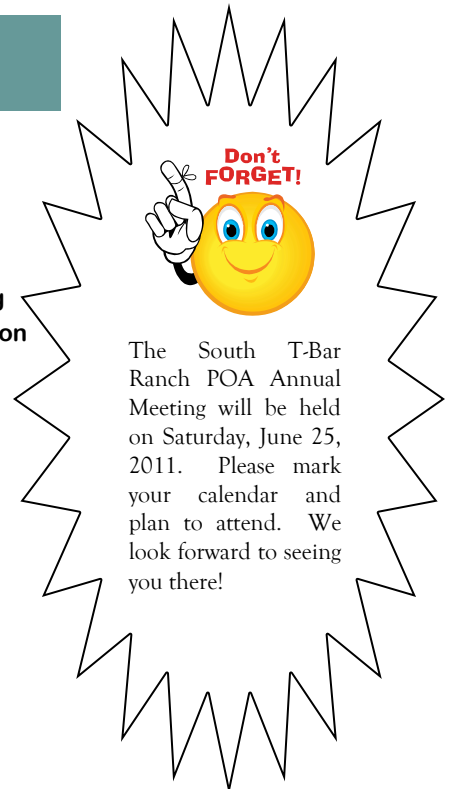
Please e-mail me at kitsi@qwestoffice.net or call 303-279-3247 if you are interested in helping. This could turn out to be a fun, creative exercise, and we might actually learn something!

Thanks for your consideration,

Kitsi Atkinson
South T-Bar POA Board Member

SOUTH T-BAR BOARD OF DIRECTORS

President – Kim Wolfe	president@southtbar.com
Vice President – Joe Price	4prices@gmail.com
Secretary -- Vacant	Lucy Thurston resigned from the board effective January, 2011. We thank Lucy for her outstanding service and will seek to fill the vacant board position at the next annual meeting.
Treasurer – Betty Sue Cornella	treasurer@southtbar.com
Kitsi Atkinson	kitsi@qwestoffice.net
Dean Cornella	deanc@cornellabrothers.com
Julia Hawley	rambodoc1103@yahoo.com
Rebecca Renck (Acting Secretary)	becky@tortugama.com
Anelladee Spencer	dee82263@netzero.net



The South T-Bar Ranch POA Annual Meeting will be held on Saturday, June 25, 2011. Please mark your calendar and plan to attend. We look forward to seeing you there!

STB POA DOCUMENT REVIEW COMMITTEE

Dear POA Members:

I am currently recruiting five to eight POA members to serve on a document review committee that will ultimately be making recommendations to the POA Board and members regarding updates and corrections to our operating documents.

The committee responsibilities will include:

- 1) Reviewing our governing documents with an eye to identifying inconsistencies and incongruities;
- 2) Assuring that all concepts that may be important to our members be considered for inclusion in our governing documents; and
- 3) Assuring that our documents include flexibility to address any future financial responsibilities.

A legal background and/or experience in document review/editing would be valuable assets to bring to this committee.

Please e-mail me at kitsi@qwestoffice.net or call 303-279-3247 if you are interested in working on this very important task.

Look forward to hearing from you,

Kitsi Atkinson
South T-Bar POA Board Member

Background Information

With the membership vote last summer establishing that South T-Bar POA as a limited expense community, the POA is only subject to three rather obscure sections under the Colorado Common Interest Community Ownership Act (CCIOA). We are however still governed by our Declaration of Protective Covenants and Bylaws and the Colorado Non-Profit Act. The CCIOA (Colorado Common Interest Ownership Act) was adopted by the State legislature to ensure that common interest communities like the POA are formed so that the community members and owner associations alike are protected, and that owner associations operate in a transparent, fiscally responsible manner.

Many of the provisions covered by CCIOA already exist in some form in our governing documents. It may be to our member's benefit that concepts included in CCIOA that protect our members and their property, as well as protect our volunteer Board members in carrying out their responsibilities, be considered for inclusion in our existing documents, if they are not already. At the same time, we want to retain the simplicity and clarity reflecting our status as an LEC.

It is important that our documents are clear and consistent and meet the needs of the organization, including the ability to raise the monies, either to repay the large debt accumulated in recent years, or cover other expenses that the POA may face in the future.

South T-Bar Ranch Board of Directors
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