

SOUTH T-BAR RANCH Newsletter

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PRESIDENT'S CORNER

Let me start by acknowledging the good service that Gary Hawley has given to the POA Board of Directors. Gary chose to resign from the Board earlier this fall, after serving since June 2006. The respect that Gary had from his fellow board members is exemplified by Gary being elected Vice President and chair of the mineral rights committee. We wish Gary and Julia well.

At the same time, the Board welcomes Katherine McGill, who was selected by the Board to fill Gary's remaining term. You will see an article written by Katherine elsewhere in this newsletter, and I think you'll agree that she is a good addition to the Board. I also appreciate Sam Knopp being willing to step up and serve as the new Vice President of the Board.

You perhaps remember that old saying "loose lips sink ships." This saying predates me (I think it's from World War II), but I think the gist is that you have to be very careful what you say and to whom you say it, because you may say something that is used against you and your comrades.

At South T Bar Ranch, I would suggest a variation of that saying. It goes "Watch what you say, or the POA may have to pay." The mining situation is very complex, and there are many different players with many different agendas. The common denominator among the parties involved is that a lot is at stake, and that means some folks may take any opportunity they can find to get a piece of the mining pie (or a bigger piece than they already

have). Someone may try to get more of the STB mineral rights pie by suing the POA for something you said. That means that all of us have to be careful about what we say related to the mining situation at STB, and to whom we say it.

The second part of this issue (who to talk to) is easier to explain, so let me start with it: if you are a member of the POA, then you should not be talking to the media about the STB mining situation, period. And no one should be talking to non-POA members about any non-factual or speculative aspect of the mining situation. And even factual information can be used against us, if it discloses something about our mineral rights strategy or position. This goes for phone or face-to-face conversations, written correspondence, or even e-mails.

Now let me try to explain the first part of the issue (what you say): all of us need to be very careful about what we say about the financial side of the mining situation—cost, potential revenues, and the like. We also should be very careful in commenting about what other parties in the mineral rights situation own or are doing, or whether they are scrupulous or not. We also should be very careful if we decide to put our STB parcel on the market, because the suggestion that the price might be based on mineral rights rather than land values can raise legal issues related to securities regulations.

"Dang it, Jim, stop beating around the bush, " you're probably thinking as you read this, "just tell me what I can and cannot do." Unfortunately I can't do that, for several reasons. First, I am not/never have been/never wanted to be a lawyer, so I can't give you legal advice. Second, I could get us into trouble if I gave you real specific examples of things POA members have said that may come back to

haunt them personally or the POA collectively. Third, who knows what innocent statement might be twisted for someone else's benefit if they decide the best way to get more out of the STB mineral situation is to take us all to court? And finally, the mineral rights situation at STB is very complex with a lot of players, scenarios and agendas—that would make it almost impossible to give guidance on every specific circumstance.

What I can tell you is that the STB mining lawyers, with whom we've spent a lot of time and money, are constantly warning the Board of Directors about being careful what we say and to whom we say it. Those same lawyers are very nervous as the Board tries to communicate more and more with the POA members about specifics and nuances of the STB mineral situation, in part because they are concerned that, the larger the circle of folks who are talking about STB mining, the more likely someone is going to say something that comes back to haunt an individual POA member and/or the whole POA as we pay the price of diluted ownership, higher lawyer costs, or a weakened negotiating position with mining companies.

Hopefully, at the special POA meeting on January 19, 2008, we can get the lawyers to give us some additional guidance on what POA members should say or not say about the mining situation at STB. In the meantime, just keep in the back of your mind, "I've got to be careful what I say, or the POA will have to pay" and hopefully we can all keep from doing ourselves and fellow POA members any damage. And before you assume the Board is not keeping POA members apprised of developments in the mining situation, remember that we, too, have been advised to be veeeerrry careful on what we say and to whom. When the sensitive aspects of the STB mining situation wind down, I think you will see that the Board worked very hard to balance informing the POA membership with not disclosing sensitive information with legal or negotiations implications.

Gail and I would like to wish everyone at South T Bar, Elk View, Hall Gulch, and the Fremont properties a happy holiday season. May 2008 bring us all health, happiness, and peace on Earth!

Jim Greenwood

<p style="text-align: center;"><u>Gate Codes</u> October through December---1364 January through March 2008---4226 April through June 2008---5092</p>

POA Members Vote to Form LLC

At the October 20th special POA member meeting, the membership voted overwhelmingly to proceed with the formation of a Limited Liability Company to deal with all mineral related issues. Each member of the POA will be given the opportunity to become a member of the LLC. More information on the LLC will be distributed to the membership as the formation progresses. Thanks to all who took time to attend the meeting and express their thoughts on this important decision.

Sam Knopp



POA Budget Meeting

On Saturday, Dec. 8, 2007, a special meeting of the South T Bar POA was held to consider the Board's proposal for the 2008 POA budget. As explained in the budget packet sent to all POA members beforehand, no action or attendance was required if the member approved the budget, while anyone opposed to the budget needed to notify the Board President in writing or via e-mail that they vote to "veto" the budget.

Of the 112 STB POA members, there were three votes to veto the 2008 proposed budget. Therefore, the proposed budget has been adopted to guide our 2008 activities.

Two changes to the 2008 budget have been made by the Board of Directors. First, the Income line item “mining surface access fees: has been relabeled as “Mining Road Usage Fees” to better explain that this is compensation received from mining companies for their temporary use of STB roads. Second, the Board voted unanimously to suspend its expense consideration for 2008. For the past several years, Board members have received annual expense consideration of a few hundred dollars (for gas, phone calls, office supplies, etc.). For President, Vice-President, Secretary and Treasurer- \$395; for all other Board members- \$197.50. The Board feels it would not be appropriate to accept this reimbursement during 2008 when we expect to have a tight budget largely because of the mineral rights related expenses.



First Resolution for 2008

I hope 2007 was a good year for you! It was a life-changing year for me. Moving from South Florida to Canon City is a HUGE life change. Trust me. On the upside, I get to spend more time on South T-Bar Ranch! It was bliss riding my horse up there again, and I was privileged to meet neighbors I had not yet met. STB Ranch is so incredibly diverse and special to so many of us.

We all certainly share one ongoing event of 2007, don't we? Yes, the plethora of issues involving uranium. Hansen Lode is now a household name to us. “Where will this lead us, will it happen, how will it happen, when/ how will I be affected... Should I buy that new Hummer now or wait a bit?” (wait!)

A lot of questions, a lot of work, and a lot of expense. No matter what your agenda or preference is (i.e., stop the mining, going for the possible payload, just enjoying the ride...) unless you are selling now, you realize we have embarked on a challenging journey to get there.

But have you accepted that not one of us can do this alone? We need each other and we need to realize ***We are all in the same boat at this point in time.*** And, folks, we need to start acting like it.

Recently, I was appointed to our POA Board. In less than 3 weeks there have been three meetings. Time consuming! Stressful, tenuous, intricate, complex, perplexing...all come to mind to describe the issues on our table today.

I will cut to the chase here. No matter what your desires are on this journey, no matter what gripes you have with any neighbor in STB, including your neighbors who serve on the Board, your issues need to be placed on a rear burner (or better yet, resolve them, let them go, whatever works for you, get it done). It is time for bygones to be bygones NOW, before our special meeting January 19, 2008. We must get one thing accomplished and that is for us to start acting like we are on the same team here, because at this point we are!

Many share my opinion that on October 20th the display of distrust and animosity between the membership and the Board was of no benefit to us. Not in front of the attorneys, and certainly not if we go into negotiations with mining Companies. Stop wasting energy on distrust, vendettas, animosity, and personal agenda's. It isn't going to help you. STB needs a unified front first! We need positive, optimistic energy – and we ALL have nothing to lose and everything to gain by choosing this resolution for 2008.

Granted folks, I have only been on the Board a short time. I realize issues may arise in the future that will challenge me personally. Today I need to tell you what many do not realize. What I am witnessing is a select few of your neighbors working *very hard* and the effort is 100% for ALL OF US. Believe it or not. Can you say the same about your efforts and actions? I hope so. And if not, I hope you see that this is a resolution worth making. With this resolution, I promise you a better and more peaceful journey towards all your goals. “Wishing you all a Joyous Holiday Season and a Very Happy 2008!”

Katherine McGill

Welcome New Neighbors

Russ & Eva Coover – Fremont 160

FIRE REPORT

We have been blessed this year with minimal fire activity in our area and the state in general. However, there were many other areas in the nation not quite so fortunate. In fact, in the course of six months from May through October, we sent Tallahassee fire crews out to Georgia, Florida, Idaho, Montana, and into both northern and southern California.

With very little moisture during the last few months, the fire danger is still great. Please be cautious with any type of controlled burning or other fire activities. If you plan to schedule any controlled burns, or to report smoke or fire, dial (719) 275-3058.

Gary Lack

Infrastructure Update

Roads - The main roads at the ranch have been graded and the ditches pulled. The roads that see less use were in good shape and we didn't do any additional work on them. We are trying to conserve road dollars for the snow season, which is late. It is anticipated that some of the early snows will allow us to grade the roads while they have some moisture content. We have authorized \$600 to repair a section of road on Walker Way that was substantially damaged by the heavy rains. We have asked Ron Walker to deliver up to 6 loads of rip-rap (big rocks) to fill the area that is threatening the road base. We will also be picking up the responsibility for the roads in Elk View and a portion of Hall Gulch.

Our policy on snow removal is that we will be plowing all of the main roads and side roads where there is an existing residence. This is an effort to stretch the road budget as far as we can. If you have plans to visit your property during the snow months, please give us a call and we will make sure that your property is accessible.

Dumpsters – We have kept the dumpster count to five (it used to be eight) in an attempt to control cost. In most instances this has proven to be adequate, however, it does call for some forethought on the part of all property owners. In the event that you find yourself with excessive trash from moving in or out, cleaning out the barn, or a construction project-please remember we have minimum dumpster space. Recently, we had an

entire dumpster used for old barb wire. It was neatly rolled, but it still took up a whole dumpster. Our dumpsters are only emptied every other week (on Thursday). Please be courteous enough to leave space for people to dump their household trash. That is the primary reason for having dumpsters. If you have burnable trash---burn it. If you need to throw away boxes, either collapse them or make sure they are full. Space big trash loads over a period of time. If you are going to have major construction or clean up trash, plan to take it to the dump.

The Christmas season will obviously be an opportunity to practice dumpster etiquette – or maybe an excuse for not buying the big screen TV.

Thank you for your consideration and Merry Christmas!

Mark Trotta

WEATHER ON THE RANCH

What happened?! We went from between 60 and 70 degree weather the week before Thanksgiving to teens and twenties. We received snow flurries on Tuesday and Wednesday and this created a real winter atmosphere for Thanksgiving Day as it was clear and cold. Snow accumulations were only one to two inches. The wind remained to a minimum although it was extremely crisp with a bit of a bite.

We certainly are seeing a different weather pattern than we did last winter. The experts are saying this should be a much milder season this year and so far that seems to be the case. Only time will tell. However, it should permit property owners an opportunity to come and enjoy the ranch more frequently than was possible last year when we were having one snow storm after another.

Gary Lack

Gate Codes

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RANCH ROUNDUP

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

Front Gate - Report gate problems to Curtis Eulert 719-275-1765. Make sure the gate is closed after you enter or exit.

The POA Board - There are many things to be done for STB. Please help by volunteering your time, skills, and energy. Distance is not a disqualifier.

Suspicious activity - call the Fremont County Sheriff's Department at 719-276-5555. To report a fire, call the Tallahassee VFD at 719-275-3058.

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Need Some Work Done?

If you have projects that need to be done on the ranch or in the surrounding area such as painting, staining, cleaning or any kind of outside clean-up or landscaping, give me a call. I'm a full time resident at the ranch and excellent at all kinds of odd jobs. I also have experience in animal care, both domestic and livestock. If you need help in any of the above areas, call me. - References available upon request.

*Lynn Fish
719-269-8111*

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1 Qtr. (1 newsletter) \$15

4 Qtrs. (4 newsletters) \$50

Contact: Marcee Perelman, 303-979-6868

e-mail: stbnewsletter@yahoo.com