

JANUARY 2016

SOUTH T-BAR RANCH NEWSLETTER

Top News...

NEW SOUTH T BAR ROAD CONTRACTOR

After many years of outstanding service, Dan Ainsworth and Tallahassee Trucking retired this Fall requiring the board to look for and retain a new road contractor. The roads have been well taken care of since the ranch was developed in 1998 throughout the spring rains, summer dryness, fall repairs and winter snowstorms and we want to thank Tallahassee Trucking for their part in that. The board spent many hours this fall sending out for bids and interviewing prospective companies. It was paramount that a new contractor understand things like:

- 1- The variations in snowfalls from one side of the ranch to the other.
- 2- Be conscientious of timing to allow access for residents to and from the ranch within accepted and required time parameters.
- 3- Understand the road structure and maintenance needed to keep the roads to our high standards
- 4- Be receptive and responsive to communications with the South T Bar board.

The board received 4 RFP responses and subsequent in-depth discussion (re: responses and qualifications) resulted in narrowing the contractors down to 2. The contract has since been awarded to Triple B Colorado LLC and Buddy Taylor until May 31, 2019. We welcome Triple B as our new contractor and look forward to working with them. You can view the complete Road Maintenance Contract on the South T Bar Website in the Library, under Miscellaneous.

RESIGNATION OF POA PRESIDENT:

Will Hoskins has resigned from the board effective immediately. Mike Wolfe has assumed his responsibilities as acting President until the annual meeting in June or a new President is named.

GATE & TRASH CODES

CURRENT GATE CODE - 4372

Quick Communications...

STB POA BOARD IN ACTION

⇒ **WEBSITE** **South T-Bar Website** <http://southtbar.com/stb>

Tidbit: You can save a screen shot of the ranch cam picture by right clicking on the picture and save as. I have several different shots saved as my desktop to keep me close to home!

⇒ **INFRASTRUCTURE**

◆ **TVFD cistern status:** Installation of the two cisterns has been delayed until Spring 2016. Tallahassee Volunteer Fire Department wanted the documents to say the agreement for the cisterns would be between the property owner and them. STB POA has previously had an easement with the property owners. Additional language was also added that TVFD would maintain and fill the existing 3 cisterns already installed on the ranch. The paperwork has to be re-done to reflect these changes.

◆ **Camera at Dumpster:** Rob Scott purchased and installed a camera at the trash enclosure for monitoring.

◆ **Road Markers:** Curtis Eulert and Michael Omohundro have straightened existing T-posts from The Eulert's to the front of the ranch and added reflective tape to help visibility for this winter. Adding additional reflective tape to additional existing T-posts and adding additional T-posts are planned for the Spring 2016.

◆ **Culvert Repair:** In the past, the question has been raised as to whether the POA even needs a Reserve Fund. There were even questions about whether or not certain items, such as culverts, would ever need to be replaced. However, The POA recently experienced an example of a culvert that did need to be replaced. After the heavier-than-normal rains earlier this year, it was noticed that the end of the culvert that goes under Sawmill Road had kicked up. Water was actually draining under the culvert for several feet, then entering the culvert at a break and draining out the other end. In addition, the shoulder of the road had started to collapse at that location.

Further investigation revealed that that this was more than just a break at a joint in the culvert -- the culvert itself had started to un-spiral. The damaged section of culvert had to be dug out and be replaced.

Fortunately, the POA's Reserve Fund (available on the POA's web site) has a line item for culverts. The Reserve Fund is meant for cases exactly like this, so the POA was able to use the Reserve Fund for the repair instead of the funds coming from the POAs operating budget.



Quick Communications...

STB POA BOARD IN ACTION



NEW SIGN ON DUMPSTERS

So, why do we have a new sign on the dumpster enclosure? It's because Colorado law limits what can be put into landfills which limits what Lone Wolf Disposal, our trash service provider, can take.

What happens if you don't follow the "rules"? Do you get fined? Well, not directly. Around the beginning of July, someone left two old, CRT-type televisions inside the enclosure, which, of course, Lone Wolf could not take. That meant that the POA had to dispose of them. They were recently taken to Tiger Print Recycling. They weighed in at

178 lbs and it cost the POA \$106.00 to properly dispose of them. That's money out of every member's pocket because that means the POA has less money to spend on things like road maintenance, snow removal, or other items of common interest. Another example would be when one person fills the dumpsters with construction waste. In this case, the POA must pay for an additional dumpster to be used for household trash for everyone else. The cost of disposing of construction waste should be included in the cost of construction and it should be disposed of at an alternate facility.

A more detailed list of items that cannot be accepted and alternate facilities for the disposal of those items is on The POA's web site, www.southtbar.com, in the Public Documents section of the Library. You do not need to log in or be registered to see it, so pass this information along if needed.

WEATHERWISE:

After the abundant moisture last year, the ranch was beautiful green and growing all Summer and Fall. This winter has so far been much drier but we have



still had our share of snow with more to follow you can bet. Over the New Year there was just enough (8 inches) for some good sledding. Winter is a beautiful time to be at the ranch and we encourage all who have not seen a new snow to come & enjoy this time of year !



STAYING IN THE LOOP...

2016 POA ANNUAL BUDGET

The Annual Budget for the South T Bar Property Owners was approved by the Board in December. As in all years, expenses can vary slightly but the Board has done a good job maintaining a balance between monies collected and proper maintaining of both Operating and Reserve Funds.

Thank you to Betty Sue Cornella and her service as POA Treasurer. Her overseeing of the POA finances has been invaluable throughout the years.

FULL TIME RESIDENTS

There are more full time residents on the ranch than we have had at any time and it is getting to be a more fun community each day. While we all enjoy our solitude (the reasons we don't live in town!), getting together and being neighbors is fun too. There is a special comradery and love we all share for our ranch that is heartwarming. For those of you who do not live here full time, please stop by when visiting! We would love to have you sit a spell.

SOUTH T-BAR RANCH POA 2016 Annual Budget

Income	
Expense Assessment	45,030.00
Road Use Fee	7,505.00
Grazing Lease	3,600.00
Interest	125.00
Late Fee	175.00
Ownership Chg Asses	<u>150.00</u>
Total Income	<u>56,585.00</u>
Expenses	
Road Maint Contract	27,280.00
Genl Liability	2,000.00
Officer's Liability	984.00
Gate Elect/Maint	660.00
Trash Service	7,500.00
Newsletter & Comm	100.00
Post Office Box	65.00
Accounting Fees	1,000.00
Legal Fees	500.00
Corporate Taxes	925.00
Dues Collection Exp	150.00
Annual Meeting Exp	1,500.00
Repairs & Maintenance	400.00
Miscellaneous Exp	571.00
Reserves	12,950.00
Total Operating Exp	<u>56,585.00</u>
Income (Loss) from Ops	<u>0.00</u>

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