

WINTER 2012

SOUTH T-BAR RANCH NEWSLETTER

MESSAGE FROM OUR PRESIDENT

As most of you are already aware, the POA reached a big milestone when it received a significant payment from the LLC in late October. In general terms, the funds were sufficient to restore the POA's financial condition approximately to where it was in 2007, prior to embarking on formation of the LLC. We indicated in the Annual Budget Meeting mailing that the Board will be reviewing the POA's Reserve accounts in the next few months and have received a number of questions and inputs regarding both the Reserves and Operating Budget. Our primary objective is to re-establish a healthy financial foundation for the POA through sound planning for the future. Our secondary objective is to explore legally permissible ways to return the value of any surplus funds not needed for continued operations and reserves to the POA membership.

Let's start with some definitions. The Operating Budget – the one we just approved this month – is intended to address the allocation of funds that are received in any given year. It includes typical annual expenses, like trash collection, snow removal, road maintenance, insurance, etc., as well as line item(s) for input to Reserve accounts. Reserves can be divided into two general categories, namely, Operating Reserves and Capital Reserves. Operating Reserves are held to address major budget fluctuations, such as the \$17,000 snow-removal cost for a single major storm that we experienced several years ago, or a potential catastrophic washout of a section of road in a big summer storm. Capital Reserves, on the other hand, are retained to address the natural lifecycle of infrastructure owned by the POA and would include items like culverts, water tanks, entry gate, trash enclosure, etc. Reserve Balances, estimated timeframes and estimated future costs should be reviewed and adjusted periodically. Items on the Operating Reserve list are assigned a cyclical recurrence expectation and amount; Capital Reserve items are assigned a life expectancy and anticipated replacement cost. For an Operating Reserve example, consider how often we might expect an unusually snowy winter and estimate a cost for that event. An example of a Capital Reserve item might be the fire tanks: for how long do we expect them to remain functional and what might be the replacement cost at that point? Once the lists are created, it is a fairly simple math exercise to divide the cost by the term in years to derive an amount that relates back to the Annual Budget, with one additional caveat: there must be sufficient funding available when the unusual or capital replacement expense occurs. Under LEC rules, we have a ceiling on annual assessments, therefore it is especially important for us to be diligent in estimating an appropriate amount for Reserve items.

We received a few comments over the last several months regarding the roads. With respect to snow removal, we manage the contract to results, not to day-to-day changes in our road contractor's equipment. Our chief objective in this area is to ensure that the roads are being maintained properly and snow is removed in a timely manner. As long as our contractor is living up to the terms of the agreement that is in place, we are obligated to honor our commitment to him. Other considerations, like types of equipment and number of personnel, can and should be considered when the contract comes up for renewal in 2013, not in mid-contract. Other input concerned the road maintenance procedures in use: we have increased our oversight in this area. Finally, a number of members commented on washboarding in certain critical areas of the ranch. Due to financial constraints over the past few years, we had asked our roads contractor to minimize his maintenance activities. We will ask him to pay more attention to these areas on a more frequent schedule. We want everyone to be as safe as possible while driving on the roads under our responsibility. We wish you a healthy and prosperous 2012!

Joe Price



WELCOME ABOARD!

The members and board of the South T-Bar Ranch POA extend a hearty welcome to the newest homeowners in our community:

Martha and Jeff Parkey

Owners of Parcels 28 and 47

Paula and William Hoskins

Owners of Parcel 13

THE MUDDY AMBULANCE

In the Emergency Medical Services world, we have something we call an “ALS Intercept.” That’s where an ambulance that can provide a higher level of care meets you on the way to the hospital and the patient is transferred from the BLS (Basic Life Support) ambulance to the ALS (Advanced Life Support) ambulance for the rest of the trip. As an EMT who responds to 911 calls, I had a situation recently where I did just that. I later learned that when the ALS ambulance got back to its station after the call, the crew on that ambulance was subjected to some good-natured teasing...because they had gotten their ambulance muddy!

Those of us who spend time in this area know that muddy roads are just a fact of life out here. We take it for granted, and it’s easy for us to forget that others don’t have to deal with mud on a regular basis.

Similarly, those who live in urban areas often take their ambulance services for granted. They pay city taxes and expect that if they call 911, someone will be there within a few minutes. But if you spend time in rural and frontier areas, you can’t afford to take your ambulance services for granted. Frequently, rural and frontier ambulance agencies are NOT supported by tax dollars and are often staffed completely by volunteers. This is the case with Northwest Fremont EMS. As a consequence, NWFEMS is always looking for additional volunteers (especially someone who understands muddy roads). If you would like to volunteer or get more information about what opportunities are available, call Curtis Eulert at 719/275-1765. While NWFEMS solicits donations every June, tax-deductible donations are gladly accepted any time and can be sent to NWFEMS, 110 South Bend, Cañon City, CO 81212.

Wishing each of you safety and good health...

Ann Eulert, EMT-B+

WEATHER WORDS



Winter weather has reared its “ugly head” a little more viciously than this time last year. We had a couple of snow storms earlier in the fall, but then we got really dumped on three days before Christmas. It was miserable getting around and trying to get roads cleared. Even the state and county had a big job and were not able to get things open as swiftly as normal. If you could observe from a comfortable chair by the fire, it was beautiful and we certainly had a white Christmas. Cold tem-

peratures have kept the snow on the ground on the north facing slopes and shady places. We’ve had a lot of wind, and some of it being somewhat warm has allowed for some melting.

I’ve said it before, but bears repeating - there is always something to enjoy at the Ranch, no matter the temperature or the season!

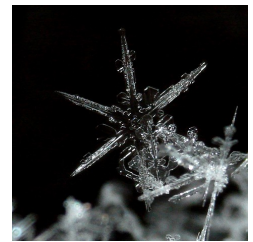
“TRASHY” NEWS

Nothing new and status quo is being maintained! We plan to

have a little gravel spread in front of the gate to the dumpster facility as soon as it is feasible to eliminate some of the mud when the snow melts.

We appreciate your continued efforts to keep our enclosure as clean as possible and costs in line with our expectations. Thank you.

Anelladee Spencer



**GATE
AND
TRASH
CODE:
8698**

NEWSLETTER

The South T-Bar Ranch POA newsletter editorial team is always looking for ways to make the newsletter more interesting and relevant. We welcome your suggestions for adding new content and features. Please email your suggestions to board@southtbar.com.

POA DOCUMENT REVIEW UPDATE

Thanks to Tim Anderson, Rick Averno, Brenda Coon and Steve Coon for volunteering for this effort. To help focus the group's work, the POA Board asked us to review our documents regarding annual fees to ensure the documents were clear in their meaning and reflect the understanding of the membership. The Document Review Committee will report its findings to the Board, which will then decide what changes it wants to present to the membership for approval.

Because fees are addressed in the "Declaration of Protective Covenants for South T-Bar Ranch," any change to that document will require a written vote of the membership. Changes to the by-laws can be made by the Board if there is general acceptance by the members. Information on the recommended changes should be coming your way in a couple of months.

Kitsi Atkinson

FIRE DEPARTMENT REPORT



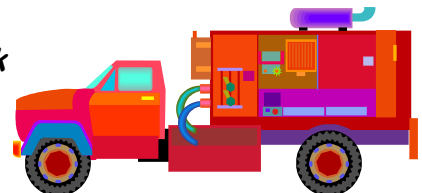
Hi neighbors,

Your Tallahassee Fire Department is moving into the New Year in a big way. We are in the process of acquiring property to begin the process of making a home for our department. The site selected will be centrally located within our district and will house an administration office, training facilities and fire trucks. We will still be maintaining our fire stations to better serve our members.

This is a big project and will require all of our collective efforts. We really need your help to bring this off. Please send in your yearly contributions. If you have already sent yours in, thank you! If not, please send it in ASAP. (Suggested amount: \$125.00 for property with a structure and \$75.00 for vacant property). Tallahassee Volunteer Fire Department is a 501(c)(3) charitable organization, so your donations are tax deductible. There are no fires to report, however, our equipment is ready to respond to any fire emergency you may experience. Our fire meetings are held the second Saturday of every month. Currently they are being held at the Prospector RV Park at Hwy. 50 and Hwy. 9. Everyone is welcome to attend these meetings.

That's it from action central. See ya at the meetings.

Gary Lack



MINING UPDATE

Black Range Minerals completed exploration drilling on the ranch in early October. They drilled a total of 11 holes, all of them in the area of the Hansen Deposit. Reclamation of the land around the drill holes is complete. Black Range will continue to monitor vegetation growth in these areas and will apply more seed or make any additional repairs as needed. Various storm water controls remain in place at some of the drill locations. These will be removed after the vegetation stabilizes.

Some of the drill holes have been instrumented with “vibrating wire piezometers” or VWP’s, which are measuring water pressures and levels daily at set depths in the drill hole. These instruments are cemented in place in the drill hole. One of these holes is close to the road and can be seen easily. The instruments are protected from the cattle and wildlife using a tightly wrapped snow fence that will remain indefinitely.

Black Range Minerals is presently working offsite, analyzing the drilling data. According to company representatives, the early results are encouraging. Next summer, Black Range drillers may be back on the ranch to drill a series of water monitoring wells for base line monitoring of groundwater. They will keep us posted as more information becomes available.

In other company news, Tony Simpson has been appointed as the Managing Director of Black Range Minerals. This position previously was held by Mike Haynes. Mike continues to serve as a key member of the company’s board of directors.

SOUTH T-BAR BOARD OF DIRECTORS

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