

South T-Bar Ranch Newsletter

Volume 2, Issue 2

May 2002

A Word From The President

Hopefully everyone has June 29th on your calendars for attending the annual meeting of the Property Owners Association (POA) of South T-Bar Ranch (STB). You are a member of the POA by virtue of being an owner of a STB parcel. This year's meeting will be a blend of the old and the new. Joe Bob will be cooking the BBQ like he has in the past, but the meeting will be run by your POA Board of Directors and will be held high atop Trotta Mountain, the parcel owned by Pat and Mark Trotta.

It is important that you attend this meeting if at all possible. We barely had a quorum last year - if we don't have one, then we can't conduct business. That means no decisions on budgets, board member elections, allowing the proposed steel mill on Tom Gore's parcel (just kidding - but if you don't attend, you don't know what you might miss).

If you are certain that you can't attend, then please do the next best thing: give someone who is attending your proxy. We can either vote as you instruct us to, or you can trust us to use our best judgment.

Okay, still not sure whether you will attend the annual POA meeting on June 29th? 30 reasons why you should:

1. Find out which board member (males or females included) has the hairiest legs.
2. Voice your opinion on STB matters.
3. Spend some time before and afterwards on your parcel remembering why you bought it in the first place.
4. Stay informed about the business of STB - from gate code changes to cattle killings to roadside markers.
5. Meet some old friends, make some new ones.
6. Experience porta potties all over again.
7. Vote.
8. Don your boots, jeans and baseball cap.
9. Get the scoop, the skinny, the low down, the inside info, the latest.
10. Enjoy a day without malls or asphalt.
11. See the improvements in the sheep farm at the STB entrance.
12. Hear Chef Joe Bob say "Bam what??"
13. See Dean Cornella trade his usual pheasant under glass for BBQ on paper.
14. Deer, elk, antelope, bear, turkey, badger, hawk, . . .
15. Can a ball peen hammer be used as a gavel?

16. Quaking aspen, bellowing elk, chirping birds.
17. Walt's old cabin in the canyon.
18. Who's "high maintenance?"
19. Cute kids.
20. Dogs sending "p-mail" to each other and getting reacquainted.
21. "So THAT's who owns parcel 29. . ."
22. Wasn't he bald last year?
23. Ballots counted by Floridians.
24. Funny, you don't talk like you're from Kentucky.
25. Wasn't she blond last year?
26. Who ARE these board members anyway?
27. Help keep STB a great place to live, vacation and enjoy.
28. Win the raffle, get a piggy back ride from Sam Knopp.
29. Stand in the middle of your property and see nobody else.
30. Let your hair down - heck, we won't tell the garden club!

Hope to see you on the 29th. Look for an "official" packet of information from the STB Board of Directors in late May. And remember, we're looking for a few good men and women to join the Board, so please consider running for a position.

Jim Greenwood

President
STB Board of Directors

MISCELLANEOUS REMINDERS

- ◆ The new contractor's code for the gate is 2739. Don't forget to give this code to anyone with a temporary need for it. The owner's code is still 0716 and will be changed after the annual meeting.
- ◆ Upon exiting the ranch, make sure you let the gate open completely before you go through it. We have come to find out that if you leave before the gate completely opens, it will stay open.
- ◆ Don't forget to change the batteries in your remote for the gate. In addition, should you sell your property, don't forget to give the remote(s) to the new owner(s).
- ◆ Should you need to buy an additional remote or replace a lost one, please contact either Susan Revack or Dean Cornella. We hope to have extra remotes at the annual meeting for purchase by POA members.
- ◆ The speed limit within the ranch is 30 mph. For the safety of you, and others on the road, please abide by this speed limit at all times.

Please submit all snail mail and email address changes to:

Susan Revack
3644 Petersburg Road
Burlington, KY 41005
Email:
AspenWindsRanch@aol.com



If anyone would like a copy of any of the Board minutes, please submit your request in writing to Susan Revack at either of the above addresses.

Contacting Your Board of Directors

Please forward any concerns, compliments, comments, suggestions, or complaints that you may have for the Board of Directors of your POA to:

Tom Gore
688 Entrada Drive
Golden, CO 80401
Email: rockyrocks@att.net

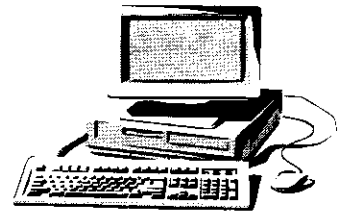
PAST DUE ACCOUNTS

If you have not already submitted your payment for the 2002 dues, please do so immediately. The dues were due at the first of the year and we still have numerous accounts unpaid. POA members will *not* be able to vote if your dues are not current. Please submit your payment to:

South T-Bar Ranch
P. O. Box 1431
Canon City, CO 81212



SOUTH T-BAR WEB SITE



Wayne Herbert, owner of Parcel #77, has provided some recent updates for the South T-Bar web site that he has designed. If you have not had the opportunity to visit the site or see the additions, the web address is www.southtbar.org. These updates include a new home page with links to new information on the web site, a Construction Forum, a Roads and Weather Forum and the Bylaws & Covenants of the POA.

The new message forums allow property owners to post information, questions and responses to each other. For those that have already built, or are in the process, they can offer tips on contractors, permits, septics or the building process itself. On the Construction Forum page there is a link to information on dwelling guidelines at South T-Bar and the submittal process for building plan review.

Posted for your information are the complete texts of the Bylaws of South T-Bar Ranch Property Owners Association, Inc. and the Declaration of Protective Covenants for South T-Bar Ranch. Listed also is information on the annual meeting and picnic and how you can volunteer for projects.

Tom Gore and Wayne are still working on how to best post photos of the individual parcels on the ranch.

Annual POA Meeting Update

Preparations for the annual POA meeting are proceeding on schedule. The meeting will be held at Trotta Mountain (Lot #69) on Saturday, June 29, 2002. All POA members will be receiving an official notification in the mail sometime after May 11, which will include an agenda for the meeting, a map to the meeting site, a proxy voter form, and several other documents describing items of interest which will be discussed at the meeting.

There will be several important issues to discuss at the meeting, and to ensure that we get finished before sundown, the format will be a bit different than in previous years. At 9:00 am, we will have an open discussion with Board members to allow any POA members to ask questions, make requests, air complaints, etc. If you have any issues to discuss, this is the time to do it. The topics may include road conditions, the front gate, the trash bin, security, or any other topic you choose. Once the actual meeting starts at 10:00 am, we will only touch briefly on these issues since we will not have time to have a lengthy discussion on each topic. The two big issues for discussion are a vote to change the bylaws regarding the terms for Board members, and a vote about the surplus money in the utility account. Information on both topics will be included in the meeting notification package you'll receive in late May.

After the meeting, we will have a barbecue lunch hosted by Joe Bob, just like previous years, and the new Board of Directors will be announced after your votes are tallied.

When the official meeting is over, we will be assembling a volunteer work detail to perform several odd jobs around the ranch. If you would like to offer your help, please contact Sam Knopp at 735 South Braun Street, Lakewood, CO 80228 or via email at sknopp@attbi.net.

The live music that was announced in the last newsletter has been cancelled, due to the large amount of items that we need to get through in the actual meeting, and due to the fact that we have other activities planned.

Be sure to mark your calendars for June 29th, and we hope to see you all there!



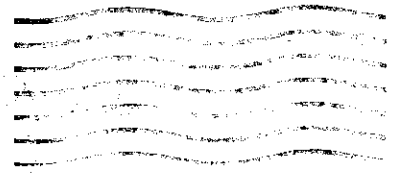
OPEN FORUM MEETINGS AT BOARD MEETINGS

The Board wants to give all property owners an avenue to address the STB Board face-to-face should they feel this is necessary. We have decided to have an "open forum" at each Board meeting. We will have a total of 10 minutes for *all* guests to address the Board with their concern(s). To clarify, if there are two people in attendance, they will each get 5 minutes. The Board will then try and answer/address their concern(s) at the meeting, but will most likely need follow up. Once this open forum has concluded, any guest is welcome to stay, but will not be allowed to participate in the actual Board meeting. The Board has an agenda at each meeting that we need to cover. To date, the Board tries to limit our monthly Board meetings to two hours, but they typically run closer to three hours. While it is not required, a topic would be appreciated from each property owner planning on attending a Board meeting. However, we would still like to remind property owners to use the written communications procedure we have developed for submitting suggestions/complaints to the Board.

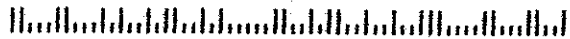
GENERAL FORUM MEETING

The Board has additionally decided to establish "general forum" meetings three times a year for property owners to meet with the Board. These general forums are in addition to the open forums at each Board meeting. We will need advance notice of property owners wanting to come to the general forum meeting. The Board will need to further discuss limiting the number of POA members present at one time, simply because we are short on space at the present location of our Board meetings. The Board would like to limit these meetings to five property owners at a time because of space and time. We have scheduled June to be the first of these general forum meetings with the Board.

South T-Bar Ranch
P. O. Box 1431
Canon City, CO 81212



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CLASSIFIED ADS

Project Management: Are you concerned about building your home by remote control? I can help! I have extensive experience in Project Management and the building of our own home has given me considerable exposure to local contractors. Reasonable rates!

Pat Trotta 719/275-6285

Realtor: Specializing in Mountain Property ~
Spanish Peaks Land Company
Mick & Linda Mattson
Broker Associates
Home Office: 719/784-4003
Linda's Cell: 719/276-4226
Mick's Cell: 719/269-6516

BOARD OF DIRECTORS

President - Jim Greenwood 941/395-9446
g-jgreenwood@att.net

Vice President - Mark Trotta 719/275-6285
trottamountain@aol.com

Treasurer - Dean Cornella 719/269-3407
bettscorn7@cs.com

Secretary - Susan Revack 859/586-7752
AspenWindsRanch@aol.com

Sam Knopp 303/989-9345
sknopp@attbi.net

Tom Gore 303/278-2527
rockyrocks@att.net

Kim Patton