

SPRING 2012

SOUTH T-BAR RANCH NEWSLETTER

MESSAGE FROM OUR PRESIDENT

Why you – yes, YOU – should consider participation in the POA.

In June, the terms of office of four of the seven Board members will expire, so we will vote to fill their seats and the three that are currently vacant. (There are a total of ten Board positions.) With more, rather than less, of the ten positions filled, more points of view, skill sets and experiences are represented when making decisions, leading to results that more completely reflect the views of the wider community. Also, the more Board seats we fill, the more we can accomplish without overburdening individual Board members. Please consider running for the Board and/or participating in a meaningful way in the governance of our – YOUR – community.

Here's a look into the proverbial crystal ball for hints of what the Board will work on in the year ahead. Our roads contract will expire next year, so we will need to define the process and content of a new agreement. We must find a path to an agreement with the BLM. Lack of a final solution threatens both access to properties as well as potential mining activity. The Board may also want to begin planning for mining-related infrastructure changes, though none are actually forecast to occur within the year. Beyond the aforementioned items are oversight of the day-to-day operations of South T-Bar: trash, signage, gate, snow removal, road maintenance, etc.

Why is it important to maintain a vibrant POA? Quite simply, because we live here, some full-time, others part-time. Some purchased property here to hunt, others to stargaze, some as an investment, some just to "get away from it all", some to enjoy pastimes like horseback riding – and the list goes on. Supporting these interests by actively defining our community fabric translates into value for all of us, as well as those who succeed us as property owners.

Joe Price

GATE AND TRASH CODE:

4008

ANNUAL MEETING NOTICE

Save the date and plan to attend! Our South T Bar POA Annual meeting will be held June 30th. Black Range Minerals has graciously offered to host this meeting to include lunch for us in Cañon City. It was agreed that even though this is a change in venue from our initial plan, for some this is an easier place to meet and BRM's generosity is appreciated. Times will stay the same. The gathering begins at 8:30 a.m. for a cup of coffee and check-in, with the meeting formally starting at 9:00 a.m. Venue details, a meeting agenda, proxies and RSVPs will be mailed this month. Please plan on attending if you can. We look forward to seeing you there!



SECURITY UPDATE

New gate code and dumpster enclosure code changes will become effective July 1, 2012. **The new code is 4008.** As a reminder, please keep the code as private as possible. It is for you and your guests to use, including repairmen that need access to your house. Vendors that regularly need access throughout the year have been assigned their own gate code. Examples of these vendors are: Tallahassee Trucking, Buddy Taylor, CenturyLink (Qwest), Sangre de Cristo Electric Association, Enxx Propane, Amerigas, and Mar Gas, as well as emergency services like Fremont County Sheriff's Office, Northwest Fremont EMS, and Tallahassee Volunteer Fire Protection. Delivery services UPS and FedEx also have their own codes. You do not need to give the owner code to any of these vendors and agencies. If you have a question about whether a vendor or agency has their own code, or to request that somebody be added to the list, please contact me at 719-275-1765, or email curtis@eulertdomain.net.

We have had some problems over the fall and winter months with the gate getting "stuck" open. We are working to resolve the issue and with the advent of the warmer months, hope to have it fixed soon. Until it is fixed and with cattle now on the ranch, please let me or Ralph Spencer know if you find the gate stuck in the open position so it can be reset as soon as possible. My contact information is shown above; Ralph's telephone number is 719-275-1508.

Please remember that security of the ranch is the responsibility of everyone on the ranch. If you see someone on the ranch that doesn't seem like they belong, ask them if you can "help" them find what they are looking for. If it is someone that doesn't belong and you can do it safely, ask them what code they are used to open the gate. Also, please use your hang tags while on the ranch to identify yourself as an owner/resident. If you need new or additional hang tags or new or additional remotes, please let me know.

Curtis Eulert

WHO'S WHO AT SOUTH T-BAR RANCH

Meet Becky Renck and Family

Some months ago when the POA board was brainstorming for some new ideas for our newsletter, it was my thought to do a Who's Who of our South T Bar members. I have always believed that it is easier to become a community when you know who the community is! Two years ago I became a part of the POA board for that reason and it has been a great experience meeting and becoming friends with our ranch owners.

So out of this new box...let me formally introduce myself. I became a property owner very early on in South T Bar life in 1999, buying lots #4 and #5. I am an accountant by trade and currently have my own business doing contract work for 10 companies. Living close enough in Colorado Springs to be able to enjoy the ranch often, it has become a beloved retreat for my family and friends.

Originally we would take the family – four kids ranging from 11 to 16 and camp in tents (sometimes with the whole Boy Scout Troop). Later when we decided to build a cabin, going to “the ranch” always meant several days of hard labor. Every family member, friend, visitor, neighbor (and with the invaluable help of my Dad) has had some ownership in the building of the cabin. Work was always interspersed with rejuvenation and plenty of play. Now, along with a cozy bed, I can count on starry nights, early morning hikes, mountain breezes, quick rain showers, timid does and lots of quiet. South T Bar has become an integral part of our sanity and I am anxious for my young grandson to start the next generation of adventures at the cabin. Call if you will be down on the ranch, with any luck I will be there too and we can enjoy it together.

Becky Renck and Family

WHEN A HANDSHAKE IS NO LONGER ENOUGH

In the American West, business was traditionally done on a handshake. No longer – perhaps because another Western tradition of stringing someone up from the nearest tree if they broke their word is frowned upon! More and more ethically-questionable behaviors have come to light in recent years in both for-profit and non-profit organizations. This is resulting in demands for more instruction in business and law schools in ethics, demands for legislations to try to control unethical behavior, and a general mistrust in the public of government and management alike.

The POA Board has, over the years, adopted a variety of policies and procedures that it uses as guidance in a number of situations, ranging from Building Plan Reviews to Board Meeting Conduct to Snow Removal Policy. (All are available on the South T-Bar website for you to access.) One of these policies, the *Policies and Procedures for Board Member Conflicts of Interest*, is particularly appropriate today.

The document states that its purpose is:

“To ensure the integrity of the Board by establishing a policy and procedures for disclosure of a conflict of interest by a Director, to ensure that proper voting procedures are followed when a conflict of interest exists, and to establish a Code of Ethics for Directors.”

While too long to reproduce here, the Code of Ethics presented in the document is worthy of a read, if you haven't already.

The POA Board would like to put more backbone in the Policy by making a requirement in the Bylaws that all newly-elected Board members submit a signed copy of the Conflict of Interest Policy. You will be hearing more about this in the next couple of months. While signing a piece of paper does not ensure ethical behavior, doing so suggests the signer has read what is expected of them – just as a handshake should imply.

Kitsi Atkinson



WEATHER WORDS & "TRASHY" NEWS

WEATHER—We're already beginning to think spring at the Ranch. It's always "iffy" this early in the season, especially since it is not unusual to get wet snow even in May! But we could really use the moisture. Would be nice to have the "April showers bring May flowers" bit! It has been very mild since the first of the year, nearly all of the December snow is gone, and what snow we've received in the last few months has only been a skiff now and then and quickly melted. The grass is starting to green (the deer always seem to find the greenest patches), and the trees look like they are trying hard to

burst into leaf. The oak brush is always the last to show signs of spring.

It remains cold at night and daytime temperatures are sometimes really nice, but if there is a breeze, it's still pretty chilly. It's wonderful to have longer hours of daylight. Now and then we have had some really high winds.

Spring's my favorite season, so I'm happy to see this weather!

TRASH—Again, nothing much new on the "trash front"! Gravel has been spread in front of the gates to the dumpster site, so this should eliminate mud should we get

much rain or any more snow.

As spring approaches and we have more of our owner members and guests visiting their properties, please keep in mind that the dumpsters are for household trash only. Construction or property clean up trash is not permitted. Be sure to put trash in the dumpsters and close the lid and replace the rod that secures the top. This discourages bears and other critters climbing into the dumpsters.

Continued thanks for everyone's cooperation in the use of the trash enclosure.

Anelladee Spencer

**GATE
AND
TRASH
CODE:**

4008

**(effective
July 1,
2012)**

ARTICLES WANTED

If you would like to be featured in an upcoming "Who's Who" column, please submit a brief article about you, your family, and/or your experiences at the ranch to board@southtbar.com.

SOUTH T-BAR BOARD OF DIRECTORS

President – Joe Price	president@southtbar.com
Vice President – Tim Anderson	t_anderso@msn.com
Secretary -- Rebecca Renck	becky@tortugama.com
Treasurer – Betty Sue Cornella	treasurer@southtbar.com
Kitsi Atkinson	kitsi@qwestoffice.net
Julia Hawley	rambodoc1103@yahoo.com
Anelladee Spencer	dee82263@netzero.net

FIRE DEPARTMENT REPORT



We are having a warm dry spring on the ranch. Your fire department is implementing May as mitigation month. If you would like to have fire department representatives visit with you on your property and make suggestions to help mitigate potential fire hazards, please call Tallahassee Fire Department at (800) 316-8233 or email to talxfire@gmail.com for an appointment.

Tallahassee Fire Department responded to the Jefferson Co. fire just west of Denver to assist with the control of that very destructive and fatal fire.

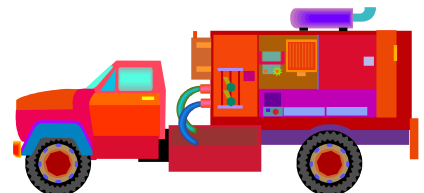
We also responded to a fire in the Copper Gulch area bringing it to containment in about four hours. Containment is completing a line around the fire; control is when we declare the fire out.

The department is progressing with our plans to complete the main fire station located on Hwy 9. So far we have acquired rights to a five acre piece of land and had a survey completed. Thank you for your support. Without you we could not complete such a project.

That's it from Action Central.

Let's have a fire safe summer!!!

Gary Lack



MINING UPDATE

Planning Study Results

Black Range Minerals recently announced the completion of a preliminary planning study to evaluate various technical options for mining the Hansen Uranium Deposit. The study concluded that the best option is underground borehole mining with ablation. This mining technique entails the drilling of wells with conventional drilling rigs followed by casing and sealing of the borehole. A specialized mining rig then uses pressurized water to excavate material from the ore body. Once a borehole has been completely mined, the remaining cavity is filled with specialized cement slurry. The borehole is then backfilled and the top of the casing plugged with bentonite and cement before final completion with a soil cap. This mining method is advantageous from an aesthetic and environmental standpoint. The study further concluded that the best option for processing the ore is in an off-site mill. The entire press release announcing the company's preliminary mining analysis and plans may be found at <http://www.asx.com.au/asxpdf/20120426/pdf/425tnmdcv1z2sy.pdf>

Activities Planned for this Summer

Black Range Minerals plans to be very active at South T-Bar Ranch this summer. Some of the company's planned activities include:

- Drilling and construction of water monitoring wells
- Continued monitoring of existing wells and streams
- Flora and fauna surveys
- Archaeological studies
- Radiometric surveys
- Collection of environmental data.

Black Range Minerals will begin collecting baseline environmental data to demonstrate to the Colorado Division of Reclamation, Mining, and Safety (DRMS) that the planned mine design and operations are protective of the community and the environment. Local weather data are especially important. To begin collecting the requisite baseline meteorological data, Black Range will install a 30 meter tall weather station on the ranch to measure wind speed, temperature, relative humidity, precipitation, and solar activity. The precise location of this tower is still pending, but it's likely to be constructed on Mr. Walker's property.

Awards for Excellence

Black Range Minerals recently received awards for excellence from the two principal mine permitting agencies in Colorado. The awards recognize the company for the quality of its exploration programs and practices. The Colorado Mined Land Reclamation Board (CMLRB) selected Black Range to receive a Reclamation Award honoring outstanding reclamation of hardrock mines permitted under the CMLRB. Black Range was recognized for its outstanding permitting, reclamation, and outreach to stakeholders during exploration at the Project. In addition, the Colorado Mining Association (CMA), in cooperation with the Pollution Prevention program within the Colorado Department of Public Health and Environment (CDPHE), selected Black Range as a winner of the 2011 Environmental Stewardship Pollution Prevention Program Award. Congratulations to Black Range Minerals on the recognition it has earned from Colorado's principal regulatory agencies.

Black Range Minerals to Host POA's Annual Meeting

Black Range Minerals has graciously offered to host this year's annual South T-Bar Ranch POA meeting, which will be held on June 30th in Canon City. Check in time for the meeting will be at 8:30 a.m. The meeting will be called to order at 9 a.m. Location details, a meeting agenda, proxies and RSVP's will be mailed this month. Many thanks to Black Range for its hospitality and generosity in providing the venue and the food for our meeting.

SPRING 2012

South T-Bar Ranch Board of Directors
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