

NOVEMBER 2014

SOUTH T-BAR RANCH NEWSLETTER

MESSAGE FROM OUR PRESIDENT

I hope this newsletter finds you all in good health. South T-Bar ranch was beautiful this summer with more wild flowers and green grass than we have seen in a couple of years. The Board worked all summer with the road contractor on our routine road maintenance activities: road bed weed removal, grading and culvert cleaning. The new signage has been installed and looks great, thanks to everyone who put their time and effort into that project. In addition, this year's re-gravel project has been completed. Things are moving along and we hope the winter months will hold no deep snow surprises.

As we move into the next budget cycle there will be the routine maintenance activities to plan for and we will be looking at the installation of additional fire cisterns around the ranch. As in the past, the Board will work with the local fire chief to ensure any cisterns that are installed are well placed and have the appropriate valve fittings.

Black Range Minerals will soon enter into the permitting process and the Board will continue to work with Black Range and the STB Minerals Board on any questions or issues that may arise. The Black Range website is www.blackrangeminerals.com for information on their process, plans and progress.

Your Property Owners Association Board meets the second Saturday of each month. We have a strong and vibrant association and we need your help to keep it this way. As much as we board members enjoy each other's' company every month, we would like to encourage all members to attend the monthly meetings in person or via phone. The call in number and monthly agenda are posted on the association website before each meeting. If you can't attend you may keep track of association activities by reviewing the financial reports, minutes, agendas and supporting documentation on the association website, www.southtbar.com.

We would like to know what is on your mind, your concerns and ideas. We would like to know what we as a Board are doing right for you, your association and our community and what else we could be doing.

Thank you,

Mike Wolfe



Infrastructure Report

⇒ RECYCLING Remember we have a recycling container placed in the dumpster enclosure for recycling of any type of metal, including steel, tin cans, aluminum, copper, etc. If you have something that is too big for the container, please place it next to or behind the container. Please help us ensure that no trash is placed in the recycling container.



⇒ ROADS The re-gravel project for 2014 has been completed.

The project included:

Valley Vista Trail – All

South Tallahassee Trail – For ¼ mile from the intersection with Sawmill Road toward Rock Hollow

South Tallahassee Trail – From Rock Hollow to the end

Mountain Meadows Trail – **From South Tallahassee Trail to the Wilson's Driveway**

Sawmill Road – From the intersection of South Tallahassee Trail to Arrowhead Court

Arrowhead Court – From Sawmill Road to the BLM access parking area

Other sections of Mountain Meadows Trail, Sawmill Road, and Arrowhead Court along with other road sections are scheduled for next year depending on availability of funds and other needs that may arise.

⇒ FUN WEATHER STATS

[Click to follow the weather on the ranch](#)

YTD 2014 (though 11/15/14)

High Temperature: 84.5F (7/22/14)

Low Temperature: -15.2F (2/5/14)

Low Humidity*/Dew Point: 2%/-37.8F (1/21/14)

High Wind: 40.0 MPH (4/27/14)

Rain Total: 12.54" (Does not do well with moisture in snow)

November 2014

High Temperature: 60.9F (11/6)

Low Temperature: -11.6 F (11/13)

Low Humidity/Dew Point: 4%/-17.4F (11/8)

High Wind: 24 MPH (11/2)

Rain: 0.09"

⇒ TRASHY NEWS We have had reports that people other than those permitted to use our dump facility have been observed dumping trash in our dumpsters. South T-Bar's dump facility is for the exclusive use of South T-Bar residents and those adjacent neighbors who pay a fee to the POA for trash removal and road maintenance and other community benefits. If you observe anyone using the dumpsters who you believe should not be, please get a vehicle license number and report that to the President of the POA Board or other board member. Lock codes for the dumpster should not be given to anyone who is not a South T-Bar or authorized neighbor resident.

⇒ STB ROAD SIGNS PROJECT In February 2014 the STB POA Board authorized a project to replace the existing road signs on the ranch because of the generally dilapidated condition of the existing signs and the support posts. The project was completed by the beginning of August.

Total Estimated Cost was \$3453.42. Actual cost was \$3287. An underrun of \$166.50.

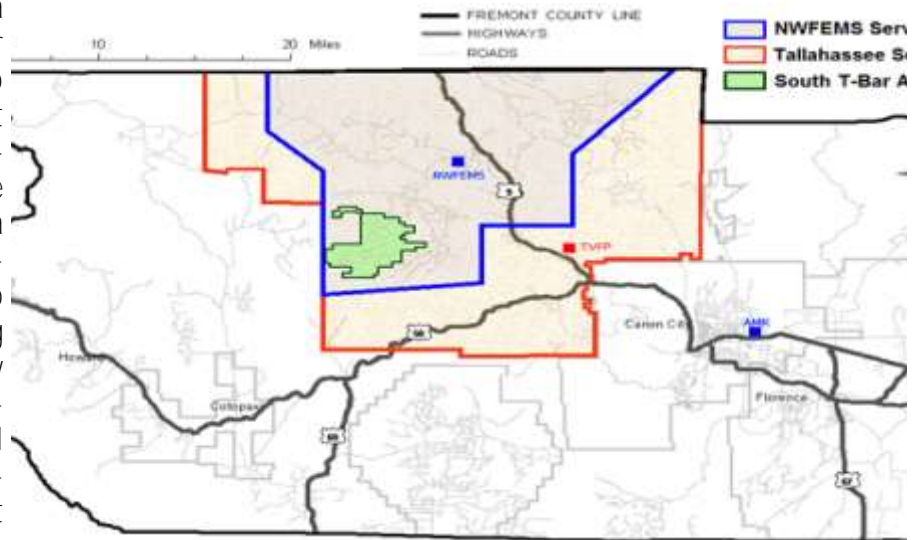
The signs were made by the Colorado Department of Corrections, Signs and Tags Department. The vinyl lettering on aluminum is the same material as our car plates and is expected to last in excess of five years. If the vinyl needs to be replaced the cost to replace is minimal.

Community News

Tallahassee Fire Department and Northwest Fremont EMS to Merge

The boards of Tallahassee Volunteer Fire Protection, Inc. (TVFP) and Northwest Fremont E.M.S., Inc. (NWFEMS) have agreed to merge the two organizations. NWFEMS was formed in 2001 to provide emergency medical services in the Highway 9, Tallahassee Road, and High Park Road corridors in Fremont County. TVFP was formed in 1999 to provide fire protection services in the same areas, plus portions of Highway 50 and Copper Gulch Road. The merged organization will be called Tallahassee Fire and Rescue .

NWFEMS has been out of service for almost two years, and during that time, people who were sick or hurt had to wait for an ambulance to come all the way from Cañon City. Meanwhile, TVFP has been working towards implementing a First Responder program to respond to emergency medical calls in the area. Tallahassee Fire and Rescue plans to be a non-transport agency for now. Their goal is to get trained responders to the scene quickly and begin patient care, but let American Medical Response (AMR) or an air ambulance (helicopter) transport the patient to a hospital. Tallahassee Fire and Rescue is hoping to begin responding to medical calls in mid-2015, depending on availability of funds. They may consider becoming a transport agency in the future, depending on call volume, financial viability, and having sufficient responders to support expanding the program.



The two organizations will work together to develop a Plan of Merger that spells out the details of how the new organization will operate. The merger is scheduled to be completed in the Spring of 2015.

CLASSIFIEDS

Found: Hydraulic jack on South Tallahassee just past ranch entrance. Call 719-275-1596 to id.

TONY REVACK

General Contractor

1631 South T-Bar Trail

Cañon City, CO 81212

719-269-9978

Coloradogirl2003@gmail.com

AZCO AZCO PIT (719) 372-6872

Driveway gravel - \$2.00 per linear foot
Gravel a 12' x 100' drive for \$200 (material only)

Free delivery to South T-Bar Owners

Driveway & road building available

Communications

STB POA BOARD IN ACTION

This will be a new area of our newsletter to keep the members informed of current action and discussion items of the STB POA Board.

- ⇒ Hunting Policy. The POA Board recognizes that there has not been a published policy to address hunting on private property to protect individual property owners and their rights and this document will formalize the STB POA hunting rules and regulations and will comply with all Colorado Parks and Wildlife Rules & Regulations.
- ⇒ 2015 Operating, Capital Fund and Reserve Budgets. At the regular November board meeting the Board of Directors passed the 2015 Operating Budget for the South T-Bar Property Owners Association in accordance with the Association's bylaws. The single largest financial burden that the Association has is the maintenance and long term upkeep of the 26+ miles of ranch roads on the ranch. A typical gravel road will lose ¼ to ½ of surface material per year with normal maintenance and use and, even with excellent routine maintenance, will require new gravel every 6 to 12 years at an average current cost of \$15,000 per mile, total re-gravel cost \$400,000 to \$500,000.
- ⇒ Member Petition Presented: In October the Board was contacted by a property owner, who presented a petition with 11 signatures, proposing a member vote to lower the annual assessment to \$216 as part of the budget process. The petitioners stated that the "profit from selling our collectively owned minerals rights must be distributed back to the members," and that by lowering the annual assessment a distribution could be accommodated. The Board discussed the petition and determined that the long term financial stability of the Association and the ongoing support of the established Reserve Plan and Reserve Fund was a more prudent course of action. The 2015 Budget maintained the \$395 annual assessment established in the 1990's.
- ⇒ Roadside Markers. Bids are being collected on roadside reflectors to be placed along various roads on the ranch.

2014 Annual POA Meeting Recap

The STB POA Annual Meeting of Owners was held at The Abbey in Canon City on June 28, 2014. 62 parcels were represented for voting either in person or by proxy and a quorum was declared present. All Board members were present and each gave a report on their various committees or duties.

- ⇒ Mike Wolfe reported on a summary of activities by the Board over the past year including:
 - Finalized the new Dues Policy.
 - Reserve study was developed and implemented.
 - A Recycling Dumpster was added at the Trash Enclosure for members use.
 - Road signs and posts in process of replacement.
- ⇒ Curtis Eulert reported for the Infrastructure committee.
 - 2013/2014 was a more normal year for snow
 - The board is considering a 3 year proposal to re-gravel select roads starting later this fall. The proposal would cost **\$119K in today's dollars.**
 - Several repairs were made to the gate electrical/electronic system last summer
 - The "roads" or trails that follow the power transmission line are along an easement across private property just like the lines themselves are and should be treated as private property.
 - We arranged for a local metal recycler to place a metal recycling bin in the dumpster enclosure at no cost to the POA
 - Remember that the dumpsters are for Household trash only
- ⇒ Betty Sue Cornella gave Treasurer's reports for the Year-end 2013, the Current YTD and on the Reserve Account which is 87% funded currently.
- ⇒ Board nominations and Elections were held.
 - New Board members elected to serve a two year term are: Martha Parkey, Margaret Scott, Jack Davis
 - Returning Board Members elected for an additional two year term are: Betty Sue Cornella, Anelladee Spencer, Mike Wolfe and Curtis Eulert.
 - Board members finishing their term this year are: Joe Price, Michael Omohundro and Will Hoskins.
- ⇒ Mike Haynes from Black Range Minerals gave a presentation updating the Mining efforts.
- ⇒ Lunch was served by The Abbey and members were given a chance to talk informally.

We look forward to seeing you next year. June 27, 2015 again to be held at The Abbey in Canon City.

SOUTH T-BAR BOARD OF DIRECTORS

Contact us at: board@southtbar.com

President—Mike Wolfe
 Vice President—Joe Price
 Secretary—Martha Parkey
 Treasurer—Betty Sue Cornella
 Anelladee Spencer
 Curtis Eulert
 Will Hoskins
 Michael Omohundro
 Jack Davis
 Margaret Scott

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 eightoar88@hotmail.com
 jrdavis43@comcast.net
 rwmascott@msn.com

Please do NOT
 dump ashes into
 the dumpsters at
 any time! Not
 only is this not
 wise, it is a huge
 fire danger.

GATE
 AND
 TRASH
 CODE:
 2085

 (effective
 annually July
 1st)

NEW OWNERS

A BIG welcome to new South T Bar Owners:

- #19 Danny & Martha Kimes
- #69 Linford & Martha Glick
- #53 Richard Bauer
- #72 Robert & Margaret Scott



Road Contractor

TALLAHASSEE TRUCKING

Dan or JD Ainsworth
 Call anytime

Serving Fremont County CO since 1998
 Excavation Roads
 Gravel Water Systems
 Visa, MC, Discover

Home: 719 275-7015
 Cell: 719 276-4371
 rapworth@aol.com