

SOUTH T-BAR RANCH Newsletter

www.southtbar.com

A Publication of the South T-Bar Ranch Property Owners Association

Volume 7, Issue 3

Sept. 2007

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PRESIDENT'S CORNER

We probably all have used the concept of “managing expectations” in our lives. You may have used it when you gently informed your child that the pony they wanted would not be under the Christmas tree. You may have used it to tell your boss that you could not get the report to him or her until the following week so that the boss wouldn't be upset when they don't get it this week. Managing expectations is all about making sure that folks don't put unrealistic expectations on themselves or those around them.

My job this month is to help manage your expectations about mining activity at South T Bar Ranch. There are three areas in which I think all of us as POA members need to be reasonable in our expectations about mining.

First, I've seen more than a few POA members who have “dollar signs for eyeballs,” meaning they have done some quick (and erroneous) math and conclude that they may receive \$big bucks\$ from their share of any profits received from mining at the ranch. It is much too early to draw such a conclusion. I would encourage you to keep up on what is going on between the Board and the mining companies in the coming months, when it may become clearer what financial benefits, if any, will accrue to each of us.

Second, I've seen a few emails and forum comments that suggest some POA members believe that the Board of Directors is expert in the area of mineral rights, and anything we've not conveyed to you is because we're “hiding something.” Well, once again let me manage your expectations: no one on the board is a mining expert, much less a uranium mining expert. We are 10 well intentioned, dedicated, and intelligent volunteers who are doing our best to lead the POA through this “unique” period. We have surrounded ourselves with pricy lawyers who are uranium mining experts, and we are very

fortunate to have a new POA member, Tom Pool, who is expert in this area, so we are doing our best to get good advice as we move forward. So before you conclude that the board is hiding something about the STB mineral rights situation, please consider that we may not be sharing something that we ourselves don't know about or are just learning about.

And third, the Board has learned that loose lips not only sink ships but can submarine the POA in its mineral rights dealings. Our attorneys have counseled us to be careful what we say, how much we say, and to whom we say it. We will be negotiating most likely with one or more mining companies, we will be party to a number of permitting processes, and we probably will have more than one POA member who will try to position themselves to gain more than the rest of us from any proceeds from the STB mineral rights. All of this says that the STB Board, in my opinion, has a responsibility to the POA members to be very careful about what we say and to whom. The Board already is in a very difficult balancing act of trying to keep you informed of what is going on (remembering again that we may be learning something just shortly before we convey it to you), while at the same time not saying things that jeopardize our collective interests in the mining situation.

Jim Greenwood

Gate Codes

July through September--- 5581
October through December---1364
January through March 2008---4226

What Happened to My Check?

Some STB landowners have received checks from the mining companies that have been on the property doing their surveying work. There has been some confusion about this. Hopefully this explanation will clear things up.

The minerals in which the POA has an ownership interest (called the Hansen and Picnic Tree ore bodies) lie under a small portion of the ranch. The majority of the rest of the minerals are owned by the US government. There are maps on the STB website that define these boundaries as best we know at this time.

The extent of the ore bodies in which the POA has an interest is known. There may be additional minerals in the government-owned areas, which have not yet been fully identified.

The various mining companies that are interested in the minerals want to tie up these government-owned areas for mineral exploration. The first step in this process is to send a Notice Of Intent To Locate (“NOITL”) to the landowner. The title is self-explanatory; the mining companies intend to literally stake (locate) a claim for the mineral rights. This gives them a position to negotiate with the government to lease the mineral rights.

The NOITL’s were filed only on the properties where the minerals were owned by the government, and near the known privately-owned ore bodies. No NOITL’s were filed for the privately-owned minerals since they are not owned by the government, and cannot be “claimed” like the government minerals can be.

Our legal team prepared a form letter for use by the landowners on which NOITL’s were filed, to grant access to their property, for a payment of \$250.00. The access is limited by a “Limited Access Agreement” between the POA and the mining companies. Please note that the agreement to enter a private parcel is between the landowner and the mining company; the POA does not have authority to grant access to private parcels.

If you are a landowner who received a NOITL, prepared an access agreement and had it signed by the mining company, and actually had staking done on your parcel, you are entitled to \$250.00 from the mining company. If you fit into this category, and have not yet received a

check, please let a board member know, so we can keep track of this process.

Note: Owners whose parcels are not in the mining company’s area of interest (e.g. did not receive Notices of Intent to Locate and did not have stakes placed on their property) do not receive checks.

Sam Knopp



2007-2008 STB POA BOARD

Officers:

President - Jim Greenwood
(president@southtbarranch.com)
Vice President - Gary Hawley
(rambodoc1103@earthlink.net)
Secretary - Ann Eulert (secretary@southtbarranch.com)
Treasurer - Betty Sue Cornella
(treasurer@southtbarranch.com)

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Jack Davis (jrdavis43@comcast.net)
Sam Knopp (sknopp@comcast.net)
Gary Lack (GAL4839@aol.com)
Joe Price (joeprice@att.com)
Mark Trotta (trottamountain@aol.com)

Committee Chairs:

Communications – Ann Eulert (newsletter & web site)
Covenant Review – Dean Cornella
Financial - Betty Sue Cornella
Infrastructure – Mark Trotta (roads, trash, fire, security, & mail)
Mining – Gary Hawley
Newsletter Editor – Marcee Perelman
WebMaster - Curtis Eulert

Subcommittee Chairs:

Mining Economics – Jim Greenwood
Mining Environmental – Jack Davis
Mining Legal – Sam Knopp

Ask the Board

Question: I heard that some owners have been getting more or different information from the POA on the mining issue than other owners. Is this true?

Answer: The following mining-related mailings were sent out to everyone on STB's roster. If you did not receive one of these mailings, this information can be found on STB's web site at www.southtbar.com.

1. May 16, 2007, notice that NOITLs had been received
2. May 21, 2007, Annual Meeting Announcement (included "Background Information for Mining Discussion" Q&A document)
3. June 11, 2007, Notice that the press had expressed an interest in our situation
4. June 18, 2007, June 2007 Newsletter, which included 4 mining-related articles:
 - o Additional Information on Proposed Mining Activity p. 2
 - o Energy Metals' Proposed Timeline pp. 2-3
 - o Did You Get a Notice of Intent to Locate? pp. 3-4
 - o Real Estate Report p. 8
5. July 3, 2007, notice that staking was to begin July 5
6. August 8, 2007, notice that the Board had approved obtaining a Line of Credit

To request (1) that your e-mail address be added to the POA's records (either as published or unpublished), (2) that a currently listed e-mail address be removed from the published roster (but still used for POA correspondence), or (3) that an obsolete e-mail address be deleted from the POA's records, please send an e-mail to secretary@southtbaranch.com with a publish, unpublish, or delete request.



Weather Report

Once again, weather on the ranch has been varied and exciting. Personally, I love the rain. The monsoon weather days have arrived with many rain showers – sometimes as often as every other afternoon. Frequently, they are out and out downpours. Rainfall has often been staggering, sometimes averaging one-half to one inch per downpour. It's interesting how one section of the ranch receives incredible amounts of rainfall and

yet just a few miles away only light showers are seen. The upside to all this wetness is the ranch remains green and fresh. Everything is clean and beautiful and we still have wildflowers blooming.

The afternoon showers are preceded by big, gorgeous billowing clouds building over the ranch. Within a very short period of time, the clouds turn dark and menacing. Before long, the sounds of thunder in the distance get closer as we find ourselves watching nature's magnificent light show.

That's it from the weather desk for this quarter. Enjoy the remainder of summer.

Gary Lack



Web Site Watch



Be sure to keep an eye on the STB web site for updates! One recent addition in the **Documents** section under **Mineral Rights** is a brochure from BLM on the staking process. The item is listed as "New".

Fire Report

Good news. There have been no fires on the ranch.

The frequent rainstorms have kept the ranch green with thick vegetation. As a result, the danger at this time is that there is an ample supply of ladder fuels growing at an alarming rate. Ladder fuels are grasses and other vegetation that grow high enough to allow fire to ignite the trees.

It is very important for everyone to be alert and not let down your guard. Please be cautious with fire and keep vigilant. Right now we have the danger of lightning fires. If you spot smoke, report it as soon as possible by calling 275-3058. For all other emergencies, dial 911.

Gary Lack

Gate Codes

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October through December --- 1364
January through March 2008---4226

2007 – 2008 Contact List

| | |
|---|---|
| Ambulance | 911 |
| BLM, Royal Gorge Office (Cañon City) | 719-269-8500 |
| Change of Address, phone number, or e-mail address | Ann Eulert – secretary@southtbarranch.com or 719-275-1765 |
| Colorado State Forest Service | 719-275-6865 |
| Covenants – Request Building Plan Review or Report Covenant Violations | Dean Cornella – covenants@southtbarranch.com or 719-269-3407 or mail to: South T-Bar Ranch POA ATTN: Covenants Committee, P. O. Box 1431, Cañon City, CO 81215-1431 |
| Fire - Report Wildfire or get Fire Ban Status | Tallahassee Rural Fire Protection Association – 719-275-3058 |
| Mailbox Problems or Questions | Mark Trotta – trottamountain@aol.com or 719-275-6285 |
| Mining Questions | Gary Hawley - rambodoc1103@earthlink.net or 719-275-3940 |
| POA President | Jim Greenwood at president@southtbarranch.com |
| POA Secretary | Ann Eulert – secretary@southtbarranch.com or 719-275-1765 |
| POA Treasurer | Betty Sue Cornella – treasurer@southtbarranch.com or 719-269-3407 |
| POA Vice President | Gary Hawley - rambodoc1103@earthlink.net or 719-275-3940 |
| Post Office – Cañon City | 719-275-6877 |
| Road Problems | Mark Trotta – trottamountain@aol.com or 719-275-6285 |
| Sale of Parcel - request Statement of Assessment | Betty Sue Cornella – treasurer@southtbarranch.com or 719-269-3407 |
| Sale of Parcel – report new owner | www.southtbar.com > About the Ranch > Realtor Info > Sale Notification , or Ann Eulert – secretary@southtbarranch.com or 719-275-1765 |
| Ranch Security – report problems with gate, request hang tag or gate remote, report suspicious activity | Curtis Eulert – curtis@eulertdomain.net or 719-275-1765 |
| Sheriff - Fremont County | Emergency Only – 911 Non-emergencies – 719-276-5555 |
| Trash/Dumpster Questions | Mark Trotta – trottamountain@aol.com or 719-275-6285 |
| Web Site Problems or Questions | Curtis Eulert – webmaster@southtbarranch.com or 719-275-1765 |
| Wildlife Problems - Emergency | State Patrol - 719-544-2424 |
| Wildlife Problems - Non-emergency | Bob Carochi - 719-276-8844 (daytime only) |

RANCH ROUNDUP

Hangtags - Remember the hangtags for your car when you visit South T-Bar. It makes it easier for residents and law enforcement to identify owners versus trespassers.

Front Gate – Report gate problems to Curtis Eulert 719-275-1765. Make sure the gate is closed after you enter or exit.

The POA Board – There are many things to be done for STB. Please help by volunteering your time, skills, and energy. Distance is not a disqualifier.

Suspicious activity - call the Fremont County Sheriff's Department at 719-276-5555. To report a fire, call the Tallahassee VFD at 719-275-3058.

CLASSIFIED ADS:

YES!

This Space is Available!

If you know of someone who wants to advertise their services to South T-Bar, or if you're thinking about selling your property, consider an ad right here! No charge to property owners!

Other Advertiser's Fees:

1 Qtr. (1 newsletter) \$15

4 Qtrs. (4 newsletters) \$50

Contact: Marcee Perelman, 303-979-6868

e-mail: stbnewsletter@yahoo.com

GET 'ER DONE CONSTRUCTION

Tony Revack
General Contractor
1631 South T-Bar Trail
Cañon City, CO 81212
719.269.9978

AspenWindsRanch@mesanetworks.net

****Numerous References Available****

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Need Some Work Done?

If you have projects that need to be done on the ranch or in the surrounding area such as painting, staining, cleaning or any kind of outside clean-up or landscaping, give me a call. I'm a full time resident at the ranch and excellent at all kinds of odd jobs. I also have experience in animal care, both domestic and livestock. If you need help in any of the above areas, call me.

References available upon request.

Lynn Fish
719-269-8111



AZCO PIT (719) 372-6872

Driveway gravel - \$2.00 per linear foot

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**South T-Bar
 P.O. Box 1431
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