

MEETING NOTICE

TFC 2006 Annual Membership Meeting Saturday, May 20, 2006 -- 10:30 a.m.

Plan now to attend your annual membership meeting at the
Jefferson Community Center, Jefferson, Colorado

TFC Board Member Election

There will be an election for two Tarryall Fishing Club, Inc. (TFC) board positions. Emery Hanson is no longer able to serve on the board and we want to thank him for the time he served. Ken Black's term is expiring. Ken has been very active in the TFC and is willing to serve for another term. If you cannot attend the TFC membership meeting in person, you may vote by proxy. A proxy must be in writing and sent to the secretary prior to the meeting. Look for a sample proxy form at the end of this notice.

Bylaws Revision

The TFC has some items in its bylaws that are outdated and need to be discussed/changed at the annual meeting.

- Item 1 listing the agent as Bucholtz & Bull, P.C
- Item 6e which states, "An annual meeting of the TFC Board of Directors shall be held immediately following the annual TFC membership meeting."
- Item 7a which states, "Annual meetings shall be held in September of each year. . ."
- Item 8b which states, "Annual dues of \$ 18 per lot. . ."

New 1-Day Format for Guest Passes

This year TFC guest passes will be valid for 1 day. Lot owners will receive four of the 1-day passes rather than two of the 2-day passes. Extra 1-day guest passes are available for \$5 each.

Membership Cards vs Guest Passes

Membership cards are for the use of lot owners (name on the property deed) and immediate family including spouse and dependent children who live at home. Everyone else is a guest and must use a guest pass. Children under 16 do not need a guest pass or a fishing license but must be in the company of an adult with a membership card or guest pass. Contact a TFC board member with a * beside their name to purchase additional guest passes for \$5.00, or a vehicle hangtag for \$4.00.

River Cut at Topaz Mountain Ranch

Last summer, Topaz Mountain Ranch undertook a "river restoration" project to change the course of the Tarryall River. A trench was dug and a barrier was placed in the river that diverted the river into a new channel and off the public land. A decision was made by the US Army Corps of Engineers that the barrier be removed from the river, and the river returned to the original channel. If Topaz Mountain Ranch wants to do further river restoration work, they must apply for a new permit – one that will require public comment. There is no requirement for the trench to be refilled. If the river should break through into the new channel again, the Corps of Engineers would again get involved.

Legal Update

TFC has made contact with each of the landowners along the river and proposed an updated agreement that would clarify the lease for both parties. Although we have not heard back from everyone, it does not appear that most landowners are willing to sign such an agreement.

2005-2006 TFC Board Members

President - Paul Grossnickle	303-841-5206
* Vice President - Ken Black	303-665-6835
or	719-836-2095
Secretary - Chuck Schwalier	719-836-4502
* Treasurer - Theresa Pugh	303-979-6269
Members-at-large –	
* Bernie Petrone –	719-836-0502
* Virginia Skeffington	719-836-2805

Additional Guest Passes or Hang Tags

* Contact this member to purchase a vehicle hangtag for \$4.00 or a 1-day guest pass for \$5.00

TFC Rules

TFC rules have been updated to include the new 1-day guest pass format and the two rules that were voted on at the May 2005 meeting:

- No fishing on stocking day (the date will be posted on the website and will be a weekday).
- No one may fish with more than one pole at a time.

A current copy of the rules is enclosed with this notice.

Fish Stocking

TFC anticipates stocking fish four times this year. The first stocking this season will be in May sometime during the week before the annual meeting. TFC will post the stocking date on the website at www.lproa.org/tfc as soon as it is known. According to the rules approved in 2005, you are asked to refrain from fishing on stocking days. We hope that will give the fish a change to adjust

Tarryall River Access Points

TFC has specific ingress/egress points to access the river. The firehouse at Stagesstop is the uppermost point, and the State land before you get to Lost Park Ranch is the end of our fishing lease. Access is also allowed at the pond near Stagesstop, the stream gage downstream from the pond at Stagesstop, and the Forest Service land next to the Topaz Mountain Ranch road. If you are not familiar with the access points, please look at the map on the TFC link from the Lost Park Ranch website www.lproa.org or contact a board member who can show you the points. Please access the river ONLY at these authorized ingress/egress points.

Red Gate Substitute

The Forest Service has told us that we could build a walkover across the fence near the place where we formerly had the red gate. They said they would give us a design plan to follow and there will need to be Forest Service signs put up indicating that the land is public land. They (and we) are currently waiting for design approval from their upper management. Now it is uncertain if the fence will remain in the place where we wanted to put the walkover.

How Much Are TFC Dues Anyway??

TFC dues are \$21 and are paid to your HOA along with your HOA dues.

Those of you who attended the 2005 Annual TFC Membership meeting last May recall that there was confusion regarding a motion that came from the floor to increase the TFC annual dues by \$7.

- - Virginia Skeffington said that she did not think the TFC could raise dues by more than 20 percent unless there was a ballot sent out to the entire membership
- - The motion was revised to \$3.60.
- - Theresa Pugh referred to a 1998 set of bylaws that did not say anything about the 20 percent limit. Virginia had an unsigned version bylaws dated 1999. Theresa had never seen a signed copy of the 1999 version and said that she did not think the 1999 bylaws had been approved.
- - The motion was revised again to \$7 and passed.

After the TFC meeting, Theresa found a signed copy of the 1999 TFC bylaws in the Lost Park Ranch files. In addition to stating there is a 20 percent dues increase limitation, the bylaws state that the TFC board may decrease dues without a vote. To satisfy the requirement of keeping the dues under the 20 percent cap, the TFC Board decided to set the dues increase at \$3, bringing annual dues for the TFC to \$21.

Both HOAs absorbed the \$3 dues increase in their budget for 2006 but they may want evaluate whether they will pass the increase along for future years.

Anyone interested in reading the TFC Bylaws may view them at www.lproa.org/tfc or contact a board member of the TFC for a paper copy.

Are You Being Represented at the Annual Meeting?

The TFC holds one general membership meeting in May. All property owners in Stagesop and Lost Park Ranch are notified. The TFC general membership meeting provides an opportunity for you to vote on matters related to fishing. Plan to attend the meeting if possible or send a proxy.

The bylaws of the Tarryall Fishing Club, Inc., (as well as your HOA) allow the Board of Directors "...the right to vote the votes of members who are not represented either in person or by proxy at any Club general membership meeting ... in the same proportion as the votes of the Club members present and represented by proxy." This means that the people who show up in person or submit a proxy get to decide matters for all.

Bylaws Comparison

The boards from the Stagesop Owner’s Association, Lost Park Ranch Owners Association and the TFC met to discuss differences in the three organizations’ bylaws and to try to determine what measures might be taken to clarify the interaction of the three organizations. A committee recommended that both SOA and LPROA bylaws should include a section regarding membership in the TFC and that some explanation might be helpful.

Why do we have the TFC?

- Before lots in Stagesop and Lost Park Ranch were sold, the developers, Barber and Poleson, obtained a fishing lease for property along the Tarryall River.
- Each lot in Stagesop and Lost Park Ranch was sold with a fishing right that entitled the lot owner to use the easement along the Tarryall River and to fish in the water augmentation ponds.
- When a sufficient number of lots in both subdivisions were sold, the fishing lease and fishing amenity were supposed to be assigned to SOA and LPROA. A lawsuit filed in 1991 by the homeowner associations and settled out of court was the catalyst that hastened the assignment of the fishing rights to SOA and LPROA.
- The TFC was incorporated as a separate entity to enable the two developments to manage the fishing.
- Fishing rights are granted to each property owner in Stagesop and Lost Park Ranch and membership in the TFC is an absolute requisite as stated in the covenants of each subdivision.
- The TFC annual meeting provides a forum for all of the members of SOA and LPROA to come together to decide matters related to fishing. The policies and the dues for fishing are set at the TFC annual meeting.
- When the TFC and makes a decision at its annual meeting, no further voting or approval is necessary at the SOA or LPROA annual meeting since membership from both associations is included in the TFC annual meeting.
- Dues for TFC are collected annually by SOA and LPROA when they collect dues for their association’s operating expenses, water augmentation expense, etc.

Upcoming Annual HOA Meeting Dates	
Mark your calendar now so you don’t forget to attend your HOA Annual Membership Meeting	
Stagesop	June 24, 2006
Lost Park Ranch	August 5, 2006

Proxy Ballot	
for Tarryall Fishing Club, Inc. 2006, Annual Membership Meeting	
I, _____, Lot _____	<ol style="list-style-type: none"> 1. This proxy form must be completed, signed and dated by you, the property owner. 2. The form must be in possession of the secretary of the TFC. no later than 10:30 a.m. Saturday, May 5 (Earlier would be better to be sure there is time to verify your eligibility to vote.) 3. Any TFC member may be designated as your proxy. ID is required.
of _____ Stagesop _____ Lost Park, assign my voting rights	
to _____, Lot _____	
of _____ Stagesop _____ Lost Park, for the purpose of voting	
on all issues which may come before the general membership at	
the May 20, 2006 TFC Annual Membership Meeting.	
_____	Mail or deliver to: Theresa Pugh 10133 W. Powers Ave Littleton, CO 80127
Owner’s Signature	Date/Time received _____
Date	Secretary’s Signature _____