

2008 General Landowners HOA Meeting

At 9:30 people gathered to buy cookies and mingle. Several dirty jokes were overheard but not recorded. At 9:45 a small group of Bob Dylan fans sang 'Happy Birthday' to Bob, slightly off key. At 9:48, Bobbi had to step in and break up a little tussle over the last Brownie. The argument was quickly solved by distracting the Ranchers with a huge box of fresh baked cookies brought in by Stagecoach member. No cookie fights here!

FINALLY, Bobbi Cupps called the meeting to order at 10:10 a.m. Bobbi asked if she could change her title from HOAss President to High Priestess of Bandanna Ranches. The new title was warmly received by all those attending the meeting.

The HOA Board Trustees were introduced.

Bobbi Cupps – Buckboard Trustee & High Priestess
Ranelle Shulz – Stagecoach Trustee & Secretary/Treasurer
Kent Christensen – Elkhorn Trustee & Road Boss
Tracy Livingston – Chuck wagon Trustee (not present)
Lynnette Larson – Trustee at Large (not present, excused absence)

The cold weather and teeny (but nevertheless threatening) snowflakes drifting down spurred on the meeting agenda. We got right into holding the election for a new Chuck wagon Trustee to replace Tracy Livingston. There were 6 Chuck wagon members present at the meeting. Nominees were: Mary Lindsey and Kay Johnston. Kay indicated that she really didn't want to do it but would be willing if no one else was available. Mary indicated that she was enthusiastic about serving on the board and was particularly interested in making Bandanna a friendlier place for family activities. The vote was held and Mary Lindsey was unanimously voted in as the new Chuck wagon Trustee. (Everybody present voted, but only Chuck wagon votes were actually counted).

Bobbi welcomed the new Landowners to Bandanna Ranches and the Home Owners Association. Special tribute was made to our newest and youngest member, Allaina Lindsey, who was born on Feb 22, 2008 right here on the Ranch to Mary & Henry Lindsey. Allaina was thanked for waiting patiently until the worst of the winter snowstorms had passed before making her arrival.

Bobbi launched into her prepared speech, passionately titled: "Changes in Bandanna". *Changes in the HOA Board:* Starting with the changes in the HOA board, she explained how she was appointed by the Board to be the Buckboard Trustee and HOA President last June after Paul Andersen resigned his position. The HOA Board is made up of people just like you. We love to fish. We love to hunt. We love riding snowmobiles, bicycles, horses and ATV's. We love hiking and bird watching, but most of all, we LOVE Bandanna. The board is committed to keeping Bandanna Ranches a fun, friendly and delightful retreat for everybody. The Board is volunteering their time and energy to managing the ranch and asked for everyone's support and respect in their endeavors.

Thunder Ridge and the Airstrip: Another big change in Bandanna is that we now have a paved Airstrip. Bobbi gave praise to the management of the Airstrip. (Despite Tracy's

painfully obvious absence at the meeting,) Bobbi thanked Tracy for his contribution to the HOA board. He has been a valued member and the voice of experience. Tracy is the president of the Thunder Ridge HOA and has managed the development of the airstrip with a high level of integrity. Everything he said he would do, he has followed through on. It's been a pleasure to work with Tracy and we are sorry to see him leave the board.

Bobbi explained the relationship between Thunder Ridge and Bandanna. Thunder Ridge HOA is an HOA within Bandanna's HOA. Thunder Ridge has the same CC&R's that we do but they also have their own additional rules intended to maintain a safe environment for air traffic. Thunder Ridge members pay more for their HOA dues. Bandanna HOA collects our share from those dues and in return we maintain and plow the roads by the airport. Thunder Ridge HOA is responsible for maintaining and keeping the airstrip plowed, and they have their own liability insurance that covers air traffic related incidents.

Speaking of liability...there is a problem with ATV's running around on the airstrip. Especially the lower end, where it is not paved the ATV's have damaged the prepared roadbed. I don't mean to be captain Buzz kill here but **THIS IS A HUGE LIABILITY** for all of us. Think about it.... Your kid spinning around on the airstrip. A plane loaded with fuel headed straight for the runway at 180 mph. Your kid here...plane here....WHAMO! We will be imposing a **VERY STIFF** fine for any ATV on the airstrip. The airstrip is for Thunder Ridge HOA members use only, other than that it is considered trespassing and you don't want to be messing around with the FAA.

A question was asked if we could combine the Thunder Ridge HOA meeting with Bandanna's HOA meeting and Bobbi indicated that all Thunder Ridge members were members of the Bandanna HOA as well. Many of the TRHOA members own a cabin or a lot somewhere in Bandanna in addition to their TR property.

Ford Inc & Rough Hollow: Last year, Ford Inc. withdrew from Bandanna Ranch HOA. This was another big change for Bandanna Ranch. They have graciously continued to provide the secretarial services (Shauna) required to maintain the mailing list, collection of dues and management of funds. But the day-to-day management of the ranch has fallen into the capable hands of the Homeowners Association, the High Priestess & her Trusty Board Trustees. Plus the help of our secret group of volunteers, 'The Alpha Mare Society (AMS).' Who were those people digging out the fire hydrants after every big storm?

Member asked: Who collects our dues? Bobbi explained Shauna's role in that. Lawrence Evans asked about his check not being cleared yet and wanted Shauna's contact info: (801) 355-5515 or shaunab@piracle.com

At the time that Ford Inc. withdrew, they gave the HOA the title to 135 acres of Rough Hollow. This area is undeveloped, green belt and provides a common area for members and their guests to hike and enjoy. There is a road into the holler that can be accessed from Elkhorn, above the Elkhorn and Easy Money intersection. Members were asked to please stay on the road or trail and do not disturb the delicate riparian environment down there. This is an important migration corridor for game.

There is another 179-acre section of Rough Hollow that Ford Inc. has indicated they are willing to quit claim the deed over to the HOA. This would mean we would be responsible for paying property taxes and managing the use of this area. Is that something members are interested in?

VOTE: By show of hands the landowners indicated that they were interested in taking on the responsibility and management of this acreage.

HOA Member asked: Can this area be developed? Answer: It is very steep terrain and subject to gully washers. Our main interest would be to put a firebreak in there to protect the cabins on the ridge.

FINANCIAL STATEMENT:

The Financial statement was passed around and the numbers were discussed.

Bobbi thanked Mike Young and his crew for the work they did keeping the roads open this past winter. A huge round of applause broke out to thank Vern Graham for his heroic efforts and stunning backhoe work this winter. Bobbi really loved Vern's Johnny on the spot 'I'll bust this drift out your way' attitude. He was always available when we needed him the most. The snow removal bill for 2008 was something around \$18,000.00.

We did better this year on our budget than the past 4 years. These numbers do not reflect the snow removal bills that we could not pay until now. It is true, we had to dip into next years budget by \$13,800.00 so our current balance is actually around \$1000.00. We still owe \$5,000.00 more for snow removal. In March, the Board voted against raising the dues in 2008 because they were raised by 15% last year, instead we asked for people to add a little donation to the HOA if they could. . Really, this is an improvement in the HOA budget! With the monies we raised from our HOA Budget Repair Fundraiser we are in good shape for the coming year.

Our fundraiser for the HOA is working out, so far we have raised \$3,000.00 and donations are still coming in. Many members added a little something to their dues, and some people reached way beyond our expectations and made very generous contributions. An unexpected side effect of the fundraiser was that ranchers, who live here year round and take advantage of the services more, were very responsive and took the opportunity to pay more on their dues.

Discussing the future, Bobbi explained that this coming year we can trim the budget by \$1,200.00 on our Liability insurance, misc and legal expenses. However, we are projecting the cost of road maintenance to increase in line with increasing fuel prices. We will have additional property taxes to pay on the added Rough Hollow acreage. She warned that there is a possibility that we will need to raise the dues in 2009 by as much as 15%.

Question: Why such a big number for Uncollected dues?

Answer: Bobbi pointed out that the financial statement had been prepared shortly after the HOA invoices went out.

Question was asked by Stagecoach member: Can we publish the names of the members who don't pay their HOA dues on the website so we can place some peer pressure on them?

That sounded like fun, we will do that! In addition, after Aug 1 a late fee will be assessed on unpaid dues. Bobbi knows how to slap liens on property and she indicated that she would not hesitate to do that, especially on lots that are currently up for sale or chronic deadbeats.

DISCUSSION OF ATV DAMAGE TO ROADS: A important part of our Budget Repair plan is to enroll the ATV enthusiasts into taking better care of the road beds and gravel work we have done. Please Slow down, especially on turns. Bobbi noted that up until a few days ago the roads were in pretty good shape. A combination of wet weather and increased ATV traffic has created a significant impact on the roads. Kent wisely held off on grading the roads until after this storm cycle. Bobbi suggested that every property owner take some ownership of the ATV damage and do your part to minimize it. If it's not you causing the damage, it might be your kids or your guests. Please discuss the speed limit and ATV rules with everyone who operates an ATV on Bandanna.

Question: Where can we ride our ATV's?

Answer: Only on the Bandanna Roads. Going off the road, even up a driveway, you are trespassing on private property. The County has changed the rules this year so that 'Street Legal' ATV's are permitted on county roads as long as the driver is licensed. This means that you can ride outside of the gates and access state lands via Red Creek Road providing you meet the county requirements.

Question: Is there a common area in Bandanna for ATV's?

Answer: No. This has been considered and discussed several times, however the liability insurance to cover something like this is prohibitive.

Member Suggestion: Perhaps we could create a youth group or committee to address the ATV problem. If the kids have some ownership, they will work out a solution and be more likely to stick to the rules.

DISCUSSION OF THE HUNT CLUB:

Vern Frazier got up to discuss the affairs of the Hunt Club. Vern spoke of the limited hunting area that only supports 30 members of the hunt club. If existing members leave the club there will be openings available but there are no plans to expand the size of the club. The hunt club maintains a target practice range that is available to all members of Bandanna Ranches, as LONG AS THE ACCESS GATE IS OPEN. If the gate is locked, don't go around it, he warned, emphasizing his point by shaking his finger in the air. It is locked for a reason. Reasons could be high fire danger, or extremely muddy conditions or most likely having to do with deer and elk migrating thru the area and we do not want to disturb these natural patterns with target practice. Members have been caught going around the gate! Violations of this nature or trashing the target range could result in the range being closed off forever to Bandanna Ranchers. Please take care and respect the rules of the range so that everyone can continue to enjoy the use of this resource.

DISCUSSION OF FIRE PREVENTION AND FIRE FAIR:

Bobbi held up a poster (prepared by Bandanna's Secret Alpha Mare Society) advertising the Fruitland Fire Fair to encourage the members to get down to the Fruitland Fire Station and gather information on 'Living with Fire'. There you can sign up for lot assessments, wood chipper and crew work. There are crews available this summer to help you create defensible space around your cabins. They are working here in Bandanna this week creating firebreaks. By the time they are finished they will have Bandanna Ranch completely surrounded by firebreaks.

Question: I signed up for crew work three years in a row and nothing has happened. What gives?

Answer: It is my understanding that in the past years, the same crews that work to create defensible space were also required to fight fires. In the past, as soon as they started to work around here they were called off to fight wildfires and so little was accomplished. This is the first year that we have had a crew dedicated to prevention. This crew will not be fighting fires and they will be more available throughout the fire season.

The Fruitland Community Wildfire Council (FCWC) was introduced as a way people could get involved with and support our local Fire Department (without actually fighting fires). There is a government grant available to pay for crews to come in and create firebreaks or defensible space before a wildfire moves thru the area. This money is only possible if the local community can turn in 'In-Kind' hours of work they have done on their lots. For example, if you use a chain saw to cut off the lower branches of trees around your lot you can turn in your hours to the FCWC and they use those hours to access the government grant money.

Bobbi talked about what to do if a fire breaks out in Bandanna. Call 911 first! Tell them the location of the fire, suggest which gate would be the quickest access and mention the gate combination. After that, call your neighbors, grab a shovel and get to work. The best time to learn about dealing with wild fire is now, before a fire breaks out. Be prepared. Be informed. Get informed at the Fire Fair.

When the Fire danger is 'EXTREME', she urged the members to be extra careful about open fires. It is okay to have an open fire as long as it is in a fire pit with plenty of defensible space. Do not leave the fire un-attended. If it is windy, consider having the bon-fire on another night.

The meeting was opened up to Questions or Ideas.

Question: Can we play tennis here?

Answer: No. This is private property. I do want to thank our host, Paul Andersen who gave us permission to meet here. You could ask Paul for permission to play tennis.