

2010 Bandanna Ranch General HOA Meeting

The 2010 Bandanna Ranch General HOA Meeting was held May 29th at the Tennis Courts at 9:00 a.m.

The current HOA Board of Trustees were all introduced:

Kent – Elkhorn Trustee and roads committee chair

Lynnette- Trustee at large.

Scott – Stage Coach trustee and website manager

Mary – Chuckwagon Trustee and board vice president

Bobbi – Buckboard Trustee and High Priestess of HOA Board

ANNOUNCEMENTS:

Bobbi takes an almighty stance on a cooler, spreads her arms and announces

DUES:

The HOA dues are unchanged from last year still at \$132.25 a year. They are due by today, if you let it go past a year we will place a lien on your property, which gives us a right to foreclose on that lien. Several members whipped out their checkbooks and started scribbling.

HUNT CLUB:

Vern Frasier dispassionately announced that the Bandanna Ranch Sportsman's Club no longer exists. The land lease was not renewed this year.

Bobbi expresses her frustration (by stomping her foot) at that news and hopes that we can rise above ourselves and re-create and re-design the Bandanna Ranch Sportsman Club.

WILDLIFE:

What kind of wildlife have we seen in Bandanna (besides the party animals)?

- Elk – unusual number of Elk noted this year.
- Mountain Lions
- Wolves – they're here.
- Coyotes -
- Wild Turkeys- huge birds, and lots of them.
- Deer, bunnies, chipmunks

NEW NIEGHBORS, NEW RULES:

Last year Last Resort Ranch (LRR) has put up no trespassing signs, gates and fences around, and in some places, within Bandanna Ranch. LRR has purchased the land North and West, adjacent to Bandanna and are staking out the territory. They are our good neighbors now and have requested that we not trespass, ride our ATV's or hunt on their property.

Our Other neighbors, to the South, the Red Creek Cattle Company have also made that request and have recently had their boundaries surveyed.

Questions:

What land does LLR own? – 5 to 6 thousand acres to the North west of Bandanna. They own the land beyond the new gate at the upper pond.

What is the long term plans? - Who knows? I believe they are building a personal retreat center at the end of the new road they cut in. No immediate plans for development of the property adjacent to Bandanna.

Who are they? - Who knows? I heard they are two businessmen, they may even be brothers. They had the survey engineer contact me to discuss their plans but I have never spoken with them personally nor have I talked with the hired caretaker who is local to Fruitland.

GATE:

Last year the board appointed a gate committee to look at the issues and we committed to make some improvements on the gates. We did purchase a security camera, which is not always in the same place; we move it where we need it on the ranch. We have not had to replace as many locks (23 locks) as we have in previous years so that feels like an improvement. The lower gate has not needed a new lock put on since last October. I think that is a record amount of time.

FINANCES:

The attached financial statement was passed out and reviewed. We have over \$110K in Assets, of that we spent \$63K, which leaves us a balance of \$47K and \$43K in outstanding dues.

From the gallery: Why such a huge number in uncollected dues? Note that the report was generated just days after the HOA invoices and newsletter went out. The dues are still tricking in.

Bobbi praises the efforts of the Board. Last year we had \$14,000 in outstanding uncollected dues, the board addressed that and collected all but \$3000.00. I think they did a great job! Let's give it up for the HOA Board, once again! (Sporadic polite clapping is heard)

ROADS:

We have been doing a fair amount of work on the roads here. They are in great shape and we still have money in the bank to handle snow removal next year. Last year our snow removal bill was light. We were lucky.

ELECTIONS:

The election for the chuckwagon board trustee was held. Mary Lindsey and Lynnette Larson were both nominated. The voting members of chuckwagon phase held 6 to 1. Lynnette Larson is the new Chuckwagon Board Trustee. Congratulatory round of applause followed by an appreciation round of applause for the outgoing Chuckwagon trustee.

Later, the new HOA board met and appointed Pat Philbaum to be the Trustee at large, the 5th member of the HOA board.

DISCUSSION:

All the members present were invited to voice their concerns about Bandanna. LIGHT POLLUTION, someone shouted. Especially by the Equestrian park, the lights are too much, too bright. Several suggestions were offered in response including: Contact the owner, have a conversation and suggest they hood it, lower, add a timer or diffuser or do something to reduce the obnoxious impact it has on the neighbors. The board will check into what, if anything, Moon Lake will do to help.

WEBSITE: It was suggested we develop the website more so that members could easily find workpeople to hire for help on their property. Scott Carter, the Webmaster, said that people just need to let him know, give him a business card or something to advertise their businesses. Scott's email is skcarter@usa.net.

Someone suggested putting a list of businesses in with the bandanna newsletter. Someone commented on the contact information on the website. It's nice to be able to access your neighbor in case of problems on the ranch, fire, break-in's, and trespassers. The best way to contact the board trustees is by emailing @bandannaranch.com : For example Lynnette can be reached at:

lynette@bandannaranch.com or chuckwagon@bandannaranch.com

Bobbi, Kent, Pat or Scott can all be contacted through the website.

VANDALISM: Always report it but if you don't, please let bandanna know. It helps with building a case with the sheriff's department. This year it has improved since last year. If you have guns PLEASE keep them in a locked secure safe. People are reporting theft of prescription drugs, tools, electronics and guns.

Those criminals will go thru the gate whether it is locked or wide open. The security of your personal property is not the HOA boards responsibility. It is your responsibility.

DOGS: Dogs are running around the ranch loose, messing up people's stuff and eating their picnic treats. Please watch after your animals. DNR will shoot the dog if it is caught chasing wildlife.

ATVS: There has been some egregious trespassing involving ATV's. The worst sort of trespassing. Please be respectful of your neighbors and friend's property. Talk to your guests and let them know that you could be fined for criminal trespassing on an ATV. The sheriff can fine you \$150, the HOA can issue a separate fine of \$50 for any sort of violation including trespassing or speeding. Again, if this is a problem in your area, speak with your neighbors and see if you can resolve it in a friendly, respectful manner.

The meeting was adjourned and the members encouraged to attend the Fruitland Community Wild Fire Fair after the meeting.