

**July 15, 2008 BR HOA Board Trustee Meeting**  
**Tuesday, July 13 at 6:00 p.m.**

Attendees:

HOA Board Trustees

Bobbi Cupps - Buckboard and HOA President

Mary Lindsey - Chuck wagon

Ranelle Shulz - Stagecoach & HOA Secretary

Kent Christensen - Elkhorn & Road Committee Chair

Lynnette Larson - Trustee at large

Also in attendance:

Henry Lindsey - Chuck Wagon Lot owner

The meeting was called to order at 6:30 after introductions were made and we all enjoyed recounting our vacation stories.

**1. Financial report and projected budget**

Bank Balance: \$37,075.06

Outstanding Dues: \$10,584.97

All debts are paid as of 7/12/2008

GORY DETAILS: As of 7/12/2008 our bank balance is \$37,075.06. We still need to collect \$13,455.74 in unpaid dues, of that \$10,584.97 is from 2008 and \$2870.77 left from 2006-2007.

(From last meeting notes in March 2008 "There is a total of **\$3795.65** in outstanding dues." Which means several people sent in their outstanding dues with this years payment.)

So far we have paid our bills to cover snow removal in 2008. (All total the snow removal came to just under \$19,000.00) We paid our Liability insurance and learned that our rates would not go up when we add additional property in Rough Hollow.

All of the bills have been paid and I anticipate the following bills to be submitted before the end of this month.  
\$500-600 for weed control  
\$200-400 to purchase new locks for the gate.  
\$200 web-site fees and mailing costs for collecting un-paid dues.  
\$800 - 900 for property taxes depending on added Rough Hollow acreage.

If we can collect at least \$10,000.00 in outstanding dues then that leaves us around \$44,000.00 to upgrade our roads and snow removal.

How should we go about collecting these outstanding dues?

Ranelle: I have written a polite letter that we can send out to people who haven't paid their dues. It worked like a charm last year. I am proud to announce that every lot in Stagecoach paid their dues. Zero! Zilch! Even two lots paid in advance.

Bobbi: (holding her nose painfully after having it rubbed in Ranelle's letter) Good idea, let's send letters out, or call.

Many of these do not have an address listed, which could explain why they did not send their dues in the first place.

After we have made initial contact and they still don't pay up, I will place a lien on the property. Oh, here's a couple of lots that I know are up for sale, and the lot owner has moved out of Bandanna without paying dues. I will definitely slap a lien on these lots right away.

Kent: How many didn't pay in Elkhorn?

Bobbi: Oh a few pages worth..Whats up with the Wisers? They usually pay their dues but didn't last year or this year? Did they sell?

Someone asked: Aside from placing a lien, is there any other way we could pressure them into paying their dues?

Mary: Lets turn their lot into a community trash heap. We could get rid of our garbage without having to pack it off to the dump.

Lynnette: Great idea until you realize it's your up-wind neighbor that isn't paying dues.

Bobbi: We can and will assess late fees. I indicated at the geneneral meeting that dues not paid after Aug 1 would have late fees attached unless someone calls and makes payment arrangements with us.

## **2. Roads Committee Report**

Kent: I am madder than a woodpecker trapped in a steel building. (editors note: Kent actually had a more colorful description of his feelings but this one I could get thru the censors)

I wanted Mike to get up here this spring after those soaking rains so he could smooth these roads out down to the base, but he missed his window of opportunity and kept putting it off. It was a very short window between mud season and dust bowl season this year. I'm not sure we could have done anything with the roads because of that. Now it's haying season and we won't get him up here until that's done. It's a #\$\$%^!@ gosh darn waste of time and money to fix the roads in the middle of July. They will be nice for about a week then back to the same ol' washboard texture. We have to wait for the rainy season to fix those roads. Mike tried to do it last year by bringing up several trucks of water to soak the roads, but he said that was a waste of our money and he wasn't going to do that again.

I would like to propose having Mike work on a few areas where needed and wait to grade the roads. Lets bank the money so we can pay our snow removal bills on time. I want to fix that mudhole on Mad Hatter Road. Prolly some gravel to go in there. Then fix that area east of the water tank. It needs a culvert installed there.

Lynnette: That culvert that's just sitting there? That belongs to us?

Kent: Yeah, we put that in and it should fix a lot of problems on that section of road.

Bobbi: I have a 'free culvert installation coupon' from one of the ranchers, can we use that instead of paying or waiting for Mike's crew to do that work?

Kent: Yeah, okay. Then I want to work on that section of Winchester just below that before it connects to Stagecoach. Then there is a Stagecoach mudhole right there as well.

Bobbi: Not sure where you mean?

Lynnette: You know, Vern's Oh-My-Hell Hill. That spot where we learned to both pray and scream simulataneously?

Bobbi: Her face drained with color at the memory of driving it with Vern, "Oh, that spot. We definitely want to improve that hill."

Bobbi: I have a list of projects that I would like to add.

a) Vern G. is all ready busy working on shoring up the road to prevent it washing out down there in Rough Hollow just before it turns to go up towards Coleman's place. He's got some big 'hoonies' and cement blocks he wants to place in the wash.

b) Working on Browning road (by main gate). We need to widen that and get a turn around big enough to turn a snow machine and fire truck around at the end. There is a cabin back there and we promised winter access to them. Kent: I think that turn around at the end by the power pole is wide enough to get Mikes snow machine in there, if not we can get something to clear that road.

c) Kent & Vern have plans to create a fire truck turn-around at the end of Little Elk Rd. There are about 7 cabins down there and it would serve us to have a turn around big enough to turn a fire truck.

d) Then there is the question of asphalt. We have an asphalt plant in Fruitland this season and could get a good deal on paving any sections of road that we want to.

Kent: I would like to pave that section of airport that goes up the hill between Colt Rd and Bandanna Drive.

Bobbi: Meee too. There is a lot of car parts, springs, etc. in the ditch right there. We could collect it and sell it for scrap metal to help pay for that.

Ranelle: We should eliminate all special road projects and just do necessary maintainance on the roads until we have balanced our budget.

Bobbi: Right you are. No asphalt this year, but we can take bids on it and if Mike really can get us a 'special deal' this year lets consider it. I do think the two turn arounds and Vern's little project should be considered in this years budget. Lets vote on this.

**Motion is made:** All in favor of limiting our road budget to necessary road maintainance and repair this year and postponing special road projects, (like new roads or asphalt) until we have balanced the budget.

Ranelle seconds the motion.

**Vote:** All board members voted in favor of the motion.

Mary: Do we need to spend all of the road budget with one guy? Can't we take competitive bids? We met this guy who just moved to Bandanna and he has all this equipment and says he can do the work. Should we get a bid from him?

Kent: Mike doesn't do bids, he just does the work and bills us for them. He would completely pull out of Bandanna if he knew we were taking bids. I know what he charges us, it is posted in his office.

Bobbi: We are taking bids for road work, snow removal and special projects. We can consider subbing out small projects. Mike obviously needs help to handle Bandanna's needs. We decided to take bids in our last meeting. (see minutes from Mar 12, 2008) Mike isn't going to complain if we get someone that lives up here (like Vern G.) to pitch in and do a project here and there. For the majority of the road maintainance we need Young Construction. Whoever bids on the main road needs to be licensed and bonded and we need that information on file for insurance purposes. Mike has always been fair with Bandanna and carried us into spring when we could not pay him until we collected dues again. Young Construction is not going to lose the Bandanna Contract, they simply have to stand aside and let us get the work we need to get done in a timely fashion. As last winter demonstrated when Mikes equipment broke down, Vern and Trinnamin filled in to help keep the roads clear. We are all working together up here.

### **3. Architectural Committee Report**

No members of the Architectural Committee were present. Committee Chair, Joe Cupps was in the other room recovering from surgery on his broken leg and submitted his report prior to taking his pain medications.

Joe Cupps: Tracy Livingston is still on the architechtural Committee, and has indicated his desire to stay active and in communication with the Bandanna HOA board even though he is no longer the Chuck Wagon Trustee.

Lynnette: That's good. He has a lot of experience and given us good advice. It's too bad someone smeared his name and reputation around up here. He's really a decent person.

Bobbi: Well Yeah, I agree. He is also the HOA president of Thunder Ridge until they get enough members to have a real board, Tracy is our link to that HOA.

Joe Cupps: In addition to Tracy and Bill Hayward (and myself) I have appointed an additional member to the Committee. It is Mandy Campbell. He lives here in Bandanna and has worked in construction most of his life. He knows the codes and the I County inspectors. He will be a great addition to our committee.

### **4. Discussion about Water Rights, Wells and Rough Hollow**

Bobbi: A few weeks ago the State Engineer from the Division of Water Rights called me and indicated that Bandanna HOA had two water wells and 3 water rights. These wells were drilled in 1981 & 1984, last proven up in 1989 and were due for inspection. Prove usage or loose your water rights. He made an appointment to come out and inspect the wells.

'OMG' I was in a panic and did not even know we had wells or where they might be. With the help of our volunteer ranchers that I lovingly call the 'Alpha Mare Society', we were able to locate these wells and get them running or looking active enough to prove up our usage in less than 72 hours. Much thanks goes out to the heroic efforts of Joe Cupps, Henry Lindsey, Lynnette Larsen, Ranae Ferguson, Kent Christensen, Vern Frazier, Vern Graham and of course the livestock (too numerous to list names here) that use and depend on these wells for water.

The state engineers came out to inspect and were satisfied with what they saw. We have retained our water shares for the next 7 years. Meanwhile, we will need to do some repair work on the pipe of the lower well. It draws power but does not pump a large quantity of water up to the surface. Henry Lindsey and Lynnette Larson have volunteered to look into this repair work.

##### **5. Discussion of Problem Resolution: ATV's, shooting in the subdivision, vandalism and gate problems.**

Ranelle: We have several problems with ATV's tearing up the roads over in Stagecoach. The worst violators have been verbally warned. I am proposing a fine be imposed (to pay for road damage) and a letter sent to the lot owners. The worst ones are Lot 101 - just down from Alders place and Lot 34 - Mitchell I think his name is.

Mary: Yes, and we have warned Lot 91 for excessive speed. This is not only about damage to the roads but also it is a safety issue. These are young kids that we saw. They don't even understand how to read a speedometer or why they should go slow on a vehicle.

Lynnette: I spoke to the same kids about excessive speed.

Bobbi: I have observed them too, although I did not go over and warn them. That's two verbal warnings from 2 different board members. We will send them a letter and fine them.

Kent: How about the gate? Should we fine the (expletives deleted) jerk who keeps busting the lock? Damaging our gate?

Bobbi: Oh we will definitely fine that person when we figure out who it is. It should be HUGE fine. I just ordered another case of locks, at \$75 a lock, not to mention the time and effort that goes into replacing and repairing the gate every 'gosh-dang' week. Lessee here 75 x 52 is a little over \$3840.00. We can probably get the sheriff in on it and call it criminal trespassing, add another fine to top off that one.

Lynnette: The majority of the people up here want to keep that gate closed and locked.

Bobbi: The fine for leaving the gate open is \$50.00. I say we set a fine of \$1000.00 for anyone caught damaging the lock or gate. Who will volunteer to hide in the bushes to catch this person?  
(no hands)

Oh-kaaaay, then perhaps we should issue a \$135 reward for information leading to the culprit or culprits.

Lynnette: What about shooting in the sub division? There have been several reports of that. You know about the nesting hawks in Rough Hollow that were killed. Their baby chick died too. I guess it starved to death.

Bobbi: We can and will impose a fine on any one caught dis-charging a firearm in the subdivision. Call the sheriff if any of that activity is observed. They will respond! No verbal warning is required (could be too dangerous) but let the board know what lot number and we will assess a fine to that lot. The Hunt Club has decided to leave the target practice area open and available to Bandanna Ranchers specifically so that there will not be a problem with guns and shooting in the sub-division. Shooting nesting hawks, that really chaps my ass. Any information on who is responsible for that one will get a \$100 reward. I'll turn them into the Fish and Game department. That is an unlawful act that is beyond criminal. As High Priestess, I am inclined to cast a protective circle around the old nest and clear the negative energy in the area. Taking the life of something as sacred as a pair of nesting hawks will have karmic repercussions on the perpetrator.

#### **6. Discussion of By-laws.**

Kent: I heard that we should change the by-laws so that people who haven't lived here very long can't be on the board.

Lynnette: Bobbi was here 3 years before we roped her into serving on the board. Who are they talking about? Paul?

Bobbi: I get emails all the time about how out dated the by-laws are. We even refer to 3 wheelers in our by-laws. Does anybody still operate a 3 wheeler?

Ranelle: Quoting the first admended Covenants second paragraph. I thought that Stagecoach had their own set of CC&R's and have always tried to enforce those rules but it says here that those rules have since been included in the First Amended Protective Covenants (Recorded 11-Mar-1997) and our by-laws govern all phases equally. Of course there are some places that were grandfathered in at that time.

Bobbi: Paul A. was intent on changing the by-laws. That's why he hired a lawyer. I will admit that they are not perfect, and they contain out dated information, but changing them officially and getting them recorded is a time-consuming and costly endeavor. We have too much on our plate at the moment to dive into this one.

**Motion is made by Bobbi:** All in favor of changing the by-laws this year say aye.

Ranelle seconds the motion.

**VOTE:** No ayes were recorded. The by-laws will remain unchanged for 2008.

**The BR HOA Board meeting was adjourned at 7:59**

