

Bandanna Ranch HOA Board Meeting June 14, 2007

Attendees:

Paul Anderson – Buckboard Phase – President
Ranelle Schulz – Stagecoach Phase – Secretary-Treasurer
Kent Christiansen – Elkhorn Phase
Lynnette Larsen – Trustee at large
Tracy Livingston – Chuck wagon Phase – Vice President
George Coleman – Committee Chair – Roads & Architectural
Randy Birch – Attorney retained by BRHOA
Bobbi Cupps – Scribe

Paul calls the meeting to order at 4:37 p.m.

Paul reads the minutes of HOA Annual Meeting from 26 May 2k7. Asks for comments or additions.

George: The insurance for BR has not been approved. The initial problem was two HO associations within BR. They got over that one when they learned that Thunder Ridge was obtaining their own coverage. Then the underwriter for the insurance company, St. Paul thru Traveler's saw the BR website and asked about the Dine-n-Ride program. (An outdated entry to the website advertising a fun outing for BR land owners that occurred many years ago.) The underwriter turned us down based on what he saw on the website, then went on vacation so BR liability insurance is on hold.

Lynnette: The website needs to be taken down. It is full of false advertising and obviously a liability to the HOA.

Tracy: When Diversified cancelled their insurance he went to State Farm. They initially said no because of the Air Park but then Tracy produced proof of coverage for the Air Park, which satisfied their concerns. Marcia Young (at State Farm) indicated that they were ready to move forward on a policy for BR it was merely a matter of signing the document and that they were willing to grant a 30-day interim coverage starting May 25, 2007. Paul & Mary were told about this at the HOA meeting held on May 26 (but apparently decided to pursue alternative coverage thru Travellers.) Tracy also warned the board of vastly different insurance bids and not to get locked into one agent that represents only one insurance company.

George: Mary Coleman (at Travellers?) is looking into insurance. It needs to be addressed by the board. It will be assigned.

Paul reads the First Board Meeting Minutes from 26 May 2007, held immediately after the general HOA meeting. He asks for questions or additions to these minutes.

Ranelle: It is not clear to us from these minutes. Why was Randy Birch retained to represent the HOA? Paul indicates that the answer to that question will become clear later in the meeting asks that the question be tabled until later.

Randy: I believe I was asked to come in to explain ‘What does all this mean?’ waving his hands over all the bylaws and covenants. Note: Randy is not charging the BRHOA for his time or use of his office for attending board meetings.

Ranelle: I am concerned about the costs of an attorney when we don’t know why we need one.

Lynnette: I recall Paul mentioning that he was retained to tie up loose ends in Rough Hollow.

Randy: Rough Hollow? I don’t know anything about that.

Tracy: I suggest that the board, to keep the legal costs down, should approve any legal fee over \$500.

Paul: Lets table this, I’ll explain later.

Siquorny Weaver: Radios in from her spaceship cockpit “What are all these Aliens doing here?”

Attention is directed to the white board which has the meeting agenda written on it. The next item on the agenda is Officers Reports: The question is asked what’s this? Randy gives an example and explains that is the time for each board or committee member who has taken on an activity to manage the day-to-day business of BR to report on the progress of his/her assignment.

Paul starts handing out papers. He hands a unique list to each Phase representative of members in their phase who have not paid their HOA dues and are delinquent as of 30 May 2007. He asks the board trustees to collect these dues.

Paul hands out copies of the BR covenants and bylaws, four separate documents are distributed:

- A – Bandanna Ranch First Amended Protective Covenants dated, signed & recorded by Duschene County, 8 Dec 1996
- B - First Amended and Restated By-Laws of BRLOA – not signed, dated or recorded
- C – Addendum to First Amended Protective Covenants of BR. Dated, signed & recorded by Duschene County, 8 Dec 1996
- D – Bandanna Ranch Homeowners Association Absentee Ballot(s) dated 30 July 2007. Paul indicated that this document is a Covenants Review Paper for educational purposes.

George: Reads Article VI General Provisions, Section 7 Amendments. (Pg 13) of document (A). It explains how to amend the bylaws by getting approval of owners representing 75% of the HOA.

Kent: Reads Article II, Section 1; Membership (pg 3) of document (A).

Paul: Can we change the policy on collecting dues?

Randy: quotes from document (A) Article III Covenant for Maintenance Assessments.

George: suggests we follow the rules in place.

Tracy: Two big issues facing the board,

1. Late payments of dues
2. How do we collect dues

Randy: File a lien against the properties.

George: Lets follow the rules – if not paid within 90 days file a Lien. The problem is mainly with lot sales and change of ownership or change of address of lot owners.

Lynnette: We should ask the title company for the monies they transferred the dues between buyer and seller at closing.

Randy: The lien accrues. The title company should pay the dues and do not forgive the interest.

George: I suggest the board take control of property sales on BR and the dues.

Paul: Reads Article III Section 1 of document (B) pg 2 subtitled General Powers. He asks to change from a fiscal year to annual year so that 90 days will pass between the dues being assessed and the due date, before the Annual Meeting is held. That way members who are delinquent in their dues are not eligible to vote at the meeting. Each Trustee will know who paid and who didn't and why not by the time of the meeting. Paul wants to know if he can do that. (No response to this question is recorded – the duties of the scribe changed hands at this point and Ranelle continues recording the minutes.)

Paul: Asks whether or not yard lights are something that can be voted on by the boards.

Randy: Requests that he be sent the information pertinent to the planned agenda before the board meetings so that he has a chance to look over them and be ready to advise the board on how things can be handled.

Lynnette: Suggests we handle the bylaws and amendments one at a time, take time to learn about them and review proposed changes before making any.

Randy: Notes that the document (B) amended bylaws have not been signed, dated or recorded and asks for the original document.

Tracy: Suggests the board prioritize the things that are most important and address them one at a time.

Lynnette: Lets talk about the Rough Hollow issue.

Paul: Explains to Randy that he was mainly retained to clear up the Rough Hollow problem.

Randy: Randy will be contacting Darwin Johnson of the First American Title Co. in Heber regarding the conveyance of Rough Hollow from Ford's Inc. to BR HOA, and then he will follow up by talking to Dana Ady at Express Title in Duchesne to learn what is happening.

George: Mike Young is currently working on the road from Mike Maez's lot to lower gate on Bandanna Drive. Including Elkhorn and to Moose Ridge. He asks if we know where we can get a good.....?

Tracy: Asks about new roads in Bandanna, "when is it turned over to Bandanna Road Committee to be maintained by Bandanna?"

Paul: Suggests the question about dues between Thunder Ridge and Bandanna be cleared up before answering that question. He asks whether or not Thunder Ridge should be paying dues to Bandanna on unsold lots. This question has been tabled until the next meeting.

George: Suggests we prorate the dues if we change the fiscal calendar year. He then talks about the yard lights. Can't do. George needs to contact Don Johnson at Duchesne County Weed Control about the Thistles.

Bobbi: (adds to minutes on this point although she was not present) I spoke with Don this spring, April 15 about noxious weeds in BR. There are 3 areas of concern within Bandanna Ranches that have noxious weeds.

- 1) Down by Airport there is a lot of Russian Knapp Weed that can kill wildlife and horses. The biggest patch is on the 'Horse Barn' lot. The county plans on spraying the general airport area for weed control. (I don't believe this has been done)
- 2) Up by Stagecoach Rd. is another type of noxious weed (I don't recall the type). County has not been contacted regarding this. No county plans.
- 3) Thistles and broadleaf weeds all over the ranch. No county plans to address this.

The Meeting is adjourned. The next meeting is scheduled, two weeks hence for Jun 28th, 6:30 at Ranelle's home. George indicates that he will not be attending. Randy also indicates that he is unavailable on that date.