

BR HOA ON-Line Board Meeting Minutes
Bandanna Ranch Homeowners Association Board Meeting
2 Dec 2007

Note: This was a board meeting held on-line. These minutes were compiled from emails and phone conversations between board trustees. The minutes are intended to update the board members on the progress of HOA activities, in particular the collection of unpaid dues and our current financial status.

Contributors:

Ranelle Schulz – Stagecoach Trustee
Kent Christensen – Elkhorn Trustee
Bobbi Cupps – Buckboard Trustee
Lynnette Larson – 5th Trustee at Large
Tracy Livingston – Chuck wagon Trustee
Kirk Larsen - Accountant
Scott Carter – Website manager
Shauna – Piracle
Linda Snow – Previous HOA president offering advice

1. Collecting of unpaid dues:

The specific measurable results of our friendly little newsletter are in! Eleven people sent in delinquent dues, 20 overzealous people who have all ready paid sent them in again (or called me to check if they should). We managed to reduce the number of unpaid dues from 37 down to 29, and more specifically brought the outstanding total from \$7243.85 down to \$5353.82. Generally the ones that have not paid are outstanding because they did not get our newsletter due to an address change or possibly a change in ownership. There are about 6 deadbeat lot owners who simply do not pay HOA dues, never have, and probably never will. Linda Snow coached me in how to place liens on their property and we will continue to do that in those cases. (I'm thinking that \$2000.00 of this we really have no hope of collecting and we simply have to place liens in case they ever decide to sell the property.) BOTTOM LINE is we still need to collect \$3420.00 for the 2007 dues.

The following is a list by phase of how many still need to be collected (I have eliminated the 6 deadbeats and some owe on multiple lots so the list below represents number of people we need to contact).

Elkhorn - 1
Stagecoach - 1
Buckboard - 9
Chuck wagon - 15

We will create a plan to track down the last outstanding dues in this on-line meeting. Lynnette and I are going to team up and help Tracy check off his list, but Tracy will need to contact 8 people. I will send him his list.

2. Discussion of website:

The Bandanna Website is up and running thanks to Scott Carter. There is more to add to this site. There is a section where landowners can update their contact information including email addresses. This way we can send out information via email without a lot of effort or

mailing cost. Eventually we will be able to merge Shauna's list of members with our directory. Also, take a minute to read the question - answer section on ATV's. (More on that below) Please let me know if you have any suggestions to add to the web site. I am currently getting frequently asked questions added which will save us all from a lot of time spent on the phone answering the same question over and over again.

Soon we will be posting the board meeting minutes on the site for all those people who cannot attend the meetings but are very interested in what goes on with the HOA.

There is a FAQ section and I want to include questions & answers about the Airpark. The most FAQ is "I have property in Bandanna, can I use the Airstrip?" Tracy? I need the official party line answer from you to post on the website. Please send in your answer to skcarter@usa.net ASAP. (Copy us on that answer too, so we all know)

3. Financial Report:

I met with Kirk Larsen to review the books and get my name/signature on the account so that if anything happens to Kirk we still have access to the funds. At that time Kirk complimented the new board for not spending money faster than it came in. He said "ordinarily, by this time of year we have about \$7,000.00 in the account. Today we have over \$34,000. It would be nice if we could get just a little bit set aside into savings at the end of the fiscal year in case of emergency or if the board wants to make a big purchase." His comment got me to wondering.... what are we not spending money on that we should be? So I called Linda Snow to ask her what the previous boards spent money on and she said, "one thing, Roads." I went to Kent and he handed me Mike Young's bill. (According to Kirk, Mike typically bills us in December and again in the spring for snowremoval.)

So far this year we have spent money on Liability Insurance (\$2102), legal fees (\$1046) and property taxes (\$833) for Rough Hollow. In addition we spent almost \$450 for mailing the newsletter, copies of gate keys & Bandanna Ranch auto stickers & paying dotster the website service. A total of \$4,421 dollars have been spent so far.

I fired Randy Birch (Legal Counsel) and presumably he has sent the remainder of his retainer (around \$2200.00) back to Shauna. Linda assured me that we did not need legal counsel to file liens. It will cost us \$60 this year to place liens on the 6 deadbeats.

Currently we have a balance of \$34,781.35 in the account. Mike Young has billed us \$35,690.00 for roadwork and loads of gravel done this summer. Unfortunately much of the work was completed before Kent was able to take over the Roads Committee and the roads repaired were not necessarily in need of repair or improvement. Most of the money was spent in early June before the new roads committee had a chance to evaluate the work plan. We will need every little penny we can pull together from unpaid dues to pay this roadwork bill. The snow removal bill we will get in the spring. Also, I will note that we started out this fiscal year \$21,531.00 in the hole. That money came out of this years dues to pay Mike & Vern for snow removal. We will be using part of next year's dues to pay for snow removal again this year.

I have proposed to Mike & Kent that we try to minimize our snow removal costs this year. One way is that we do not authorize snow

removal on roads that do not lead to a cabin (or structure) unless someone specifically requests snow removal on that road and that enough people on that road have paid their HOA dues to justify the cost. Specifically, I have requested that the North side of the Airstrip be left un-plowed. There is no cabin, structure, or power out there and does not need to be accessed all winter. The only structure with power, Nathan's hanger can be accessed from the South side of the airstrip. If anyone has any other suggestions of roads we can leave un-plowed to save money this year, please let Kent know.

I do project next year that we will be better off we can avoid at least \$4000.00 in 'miscellaneous' expenses. The road improvement plan will be carefully reviewed so we don't overspend our budget.

4. Report from the Roads Committee:

After our last board meeting, I met with Kent and discussed the minutes. At that time he was in agreement with Ranelle and others to continue working with Mike Young and that it was not necessary to find somebody else to maintain our roads. Last week I spoke with Kent and he is starting to think that maybe we should explore other possibilities for maintaining our roads. Not to replace Mike Young, but more to fill in when he is overwhelmed with other work and cannot provide the work on Bandanna in a timely fashion. I mentioned the couple in Tabiona who have grading equipment, but he wondered what would they do in the winter. A big snowstorm would prevent them from getting the equipment from Tabiona to Bandanna just when we needed it the most. We need the equipment to be in Fruitland during the winter. He is suggesting that the board investigate getting our own road grader and start to maintain them ourselves using Mike for gravel and major roadwork. This is something for us all to think about and do some research on before our next meeting. The problems we need to address are:

- Who can we hire to run the machine? (Vern G., Butch, Lynnette, others?) Where can we store it? (Might be best at whoever runs it)
- Liability issues? As long as we don't go outside the gates and grade county roads we are probably okay on this.
- Who can we get to maintain or fix this machine? (Vern Frazier?)
- Cost analysis? Can we maintain our own roads and our own equipment for less than what the others are bidding?

5. Questions on ATV rules.

Since June, I have been BOMBARDED with questions about ATV use in and around Bandanna. There is a small group of persistent enthusiasts who want to petition the county to open up the road along upper red creek and even to cross Highway 40. After politely suggesting that I am too busy to address this and that they should form a committee to address this I have started to re-consider my position. It is my opinion that providing more ATV friendly areas near Bandanna, or petitioning the county for access on county roads is not the job of the HOA. (Unless we were going to change the ATV rules on the ranch.) Furthermore I do not want Bandanna Ranch HOA (or HOA committees) to formally support any petition or effort that might incur a liability in the future. (It just takes one ATV related fatality and fingers will start pointing at who wanted to changed the rules in the first place.)

On the other hand, our new charter is promoting a Fun, Friendly and Fair atmosphere for Bandanna. Therefore, I am asking the board of trustees to consider what their neighbors would like and make a decision on this matter. Should Bandanna Ranch HOA commit time and resources to changing the rules about ATV's inside or outside our gates?

Decision: The Board is in agreement; we can't afford to promote the expansion of ATV friendly roads outside of Bandanna Ranches. We will not stand in the way of any petitions or efforts to convince the county for ATV access, but the HOA cannot be spear-heading a committee or be part of such an effort.

6. Report from the Fire Council:

New Fire Grant: It is official. The FCWFC has received a new grant for fuel reduction and defensible space work. \$150,000 in grant money will be available as it is matched dollar-for-dollar with in-kind efforts from the Fruitland community. The effective date was Spring 2007 and will run for two years with the possibility of extension. Ken said the FCWFC has already matched a good portion of the grant. (NOTE: The Division of Forestry, Fire, and State Lands reported for the March 2007 issue of the Fire Council newsletter that \$57,000 had been match by that time). Grant money can be spent as soon as it is matched.

Bandanna residents can help match this grant by submitting documentation of in-kind community hours.

In-kind contributions--hours, use of personal equipment, and self-paid fuel reduction work, etc.--must be turned in on a reporting form. Blank forms were given to Bobbi to distribute to Bandanna Ranch property owners. Other Council members were encouraged to turn in their own hours and spread the word (and blank forms) to their neighbors. People should save and turn in copies of receipts, e.g., for oil and gas they buy for chain saws. They should also record the number of hours they use a chain saw working towards fuel reduction on their lots. Hours spent clearing out underbrush and creating defensible space can all be counted. Di Ludwig processes the forms and enters them into the database kept at the Division of Forestry, Fire, and State Lands. She will fill in rates for both time and equipment, e.g., an hour of work is valued at \$18.88 this year. Other types of activities can also be counted as in kind hours such as time spent attending Fire Council meetings, working on a computer on Fire Council activities, etc. A sample inkind sheet will be posted at the Fruitland Post Office. One of the kinds of work that can be done with actual grant funds is chipping branches and limbs created by fuel reduction activities of the property owner. There is a chipper available to do the work--it's shared by five counties overseen by Ken, the Fire Grant Manager. The neighborhood can schedule a 'chipper day' by calling Ken. If possible, lot owners should count on helping with the work. Trained personnel must run the equipment.

There was a discussion about Forage Kochia as a fire resistant plant that also provides good forage for wildlife (as long as it is less than 70% of their diet. Ken said seed <http://kochiaseed.com/whatisit.html> can be obtained thru the grant money. The plant was very effective in stopping the big Utah fire outside of Delta last summer. Seed can be thrown out in fall or spring.

Newsletter: Shirley said Vicki was unable to attend this meeting, but want to know the Council's ideas on when the next newsletter should come out. Bobbi said the newsletters are very well done with lots of good information. Ken said that he has committed to produce some good materials for the next newsletter, but his schedule is keeping him

from getting that done in the near future. The group agreed that the next newsletter should be targeted to come out in the Spring (March) and one of the key focuses should be gearing up for the May Fire Fair. Bobbi and Vickki are going to coordinate the mailing and hopefully stuff the fire newsletter in with Bandannas spring newsletter to assist with the mailing and distributions.

Fire Fair: All agreed that January would be the time to start planning the 2008 Fire Fair, but people should begin to think of new ideas.

Other matters: There is a new Duschene County Ordinance in place: Lots less than 40 acres are now required to have a water source in place before you can build on it.

Bobbi said there is interest on Bandanna Ranch in getting a water truck with a pump on it and parking it in the middle of Bandanna Ranch so people could hook it up to their truck and take it to location to fight wildfires in Bandanna. Ken applauded the effort by any community to think of ways to increase fire safety and response, but he said fire officials discourage measures that may create safety and liability problems if special training is needed to operate equipment. As a case in point, Di recounted a story of two Vernal people who were killed when a water tanker one was driving without proper training overturned. Due to the sloshing of the water it is very easy to roll these kind of trucks or loads. Ken said water availability to fight fires on Bandanna Ranch is actually adequate for most circumstances. He pointed at a HUGE water truck in the station stating that it had a capacity of 30,000 gallons and could be run back for re-fills if more water is required. The fire station is only 4-6 miles from any lot on Bandanna. Hand tools are the best fire defense for untrained residents who want to pitch in while waiting for the Fire Department to arrive.

Volunteer Fire Department: Ken said the Fruitland Fire Department is looking for new members. Training is provided. Nathan is currently the Fire Warden. The fire-warden position is being considered as a full-time position.

The next board meeting is scheduled for mid-February. The actual date and time will be announced.

Stupid joke: Whats the difference between a Bandanna fishing-hunting bum and a government bond?

A: The government bond eventually matures and makes money.