

Dec 2008 - Bandanna Ranch HOA Board Meeting Minutes

Attendees:

Bobbi Cupps – High Priestess
Ranelle Shulz - Secretary
Kent Christensen – Road Boss
Lynnette Larson – Alpha Mare
Mary Lindsey – High Commander & HOA Board VP

Others present:

Joe Cupps, Billie Christensen, Renee Ferguson, Denny Schulz, Henry Lindsey

Latecomers:

Bill & Michelle Hill, Katherine Chang - John Mitteness, Vern Frazier, Mandy & Kimberly Campbell, Terry & Annette, Richard & Carla Harles, Dee & Debbie Eggett

Vote to approve the minutes of Last meeting: 13 July 2008

The minutes were approved by the voting Attendees.

First order of business, our new titles:

At the general Landowners meeting held in May 2008, the ranchers voted to let Bobbi serve the HOA Board as High Priestess because she did not like the title of HOAss President. If anyone else on the board would like a different title please express your preference.

Nominations: Mary wanted to be somebody, but she didn't know whom. It was suggested we go with either Deputy Dawg or High Commander (both titles borrowed from T.V.) Lynnette wanted to be in charge of the Alpha Mare Society (the volunteer group who do things around the ranch)

Also we need to vote on a vice president position. Tracy Livingston was holding that chair until the new Chuck wagon Trustee replaced him.

Nominations: Lynnette nominated Mary Lindsey. Ranelle seconded the motion.

Vote: all voting Attendees voted Mary Lindsey in as HOA Board Vice President.

Financial Report:

As of Dec 2008 we have money in the bank, which is a HUGE improvement from our financial status a year ago.

There are two outstanding bills we that owe to Paul Young totaling around \$1,000.00 for some road repair done on Elkhorn. I will note that last year Paul Young did not bill us until late December for work he did in May sooooo don't feel like we need to spend all that cash before we get his year-end bill. Discussing the work that was done last Summer with Kent we agreed that the December bill would not be anywhere near what it was last

year and that we had enough in the bank to cover snow removal and early spring road repairs. We certainly will not be in debt at the beginning of the next fiscal year.

Since June 2008 we have spent money on the following items:

Road Repair.

Gate Repair

Lock Replacements & keys for new members

Stamps & Web Domain fees

Liability Insurance

Property Taxes for Rough Hollow Land

We expect to spend money on main gate repair, snow removal and road repair next year. (See Roads Committee report for more details)

Outstanding Receivables:

There are 29 lots that have not paid their HOA dues. (Exactly: \$7177.17) Nine of these people owe us for multiple years. The names of these deadbeats will be posted on the website for all their neighbors to ridicule. We managed to collect our HOA dues from 42 delinquent lots with our letters and phone calls. Thank you all for assisting in that. Many of the outstanding dues are from lots that we have no current contact info or the owners are deceased. Bobbi will spend some time down at the county records to gather updated addresses on these properties.

Bobbi will also be placing liens on the properties of the deadbeats that owe us for multiple years.

Bandanna Ranch Member requests for this meeting:

Kirk Larsen – Congratulates us for balancing the budget and suggests we fix the asphalt at the gates.

Scott Snowden – suggests we fix the gates so no one can leave them open and hire security to monitor the gates and protect Bandanna property. He also suggests that we fine people that we catch leaving the gate open. He also suggested we raise the HOA dues to Arizona rates. (Huh, easy for him to say, he hasn't paid his dues yet. He just bought his two lots and the seller did not give us the new contact info so we didn't bill him. Thankfully he called and asked me to check into it.)

Discussion: Several suggestions about how to fix the gate were discussed. (See road committee report below.)

Mike Maez – is worried about the dead trees along the canal falling over and taking out the power lines. Bobbi played the message Mike left on her answering machine for all who were present. She instructed all HOA Board Trustees to disregard any HOA member requests that include either rude profanity, demanding tones full of over inflated sense of self entitlement or threatening the use of violence. Also, the requesting phone call should be made at a reasonable time of day. If a Bandanna Rancher wants the HOA

Board to act on any particular issue they can “Jolly well ask us in a civilized polite and friendly way. Bringing baked goods over with requests will definitely encourage rapid response by the board trustees.”

Action Taken: Moon Lake was called first thing the next morning and they are addressing the issue. Moon Lake indicated that they only cut back branches that are interfering with the power lines. To remove trees, we will need to do that job ourselves. The trees are dead and no branches are growing into the power lines. They appear to be leaning away from the lines. Kent thinks that we might could get Vern G. to go down there with his back hoe and push any trees down away from the power lines as a preventative measure. We would have to pay him for that service.

Ranelle Shulz (Stagecoach Trustee) had a list of Stagecoach member concerns including:

1. Fence too high on Stauber’s (BRLA-9-0101) place.

Discussion: Mr. Stauber was sent a letter about this along with a reprimand and fine for excessive speed and trespassing by ATV drivers who were guests on Stauber’s property. He did not pay any fines but was told that any future ATV violations would result in a \$50 fine and the HOA Board will collect. About the fence, he argued that his fence is contouring the land so in some places it is 2 feet high and other places it is 5 feet high. (Bobbi notes that other fences built along the contour of the land are leveled out by adjusting the depth of the posts.) Stauber did not bother to read the CC&R’s when he erected the fence and claimed that he needs a locked gate and fence to protect his property from vandalism because our main gate is never closed or locked.

The Architectural Committee will evaluate the height of his fence and determine if it is acceptable. The intent of the CC&R’s is primarily to keep the fences low enough to allow game migration. Mr. Stauber lives in Arizona and will not be able to address this until next spring.

2. Several Stagecoach members want us to investigate what is going on up on Horseshoe bend. Too many trailers are getting moved in and the place is starting to look like a trailer court. There is a lot of heavy equipment parked up there. Are people running a business out of there?

Discussion: The area in question was investigated a few months ago. No they are not running a business, these are just people who have bought themselves a backhoe for personal use. It is unfortunate that they have chosen to park equipment and stage their trailers in such a prominent place that is visible from the main road. The attending neighbors (who live on Horseshoe bend) mentioned that they thought the lot owners were planning on building in the near future. Ranelle said they have recently moved another trailer in. A committee will be put together to evaluate the lot and determine if there are any CC&R violations. (Bobbi, Joe, Mandy, Lynnette & Ranelle are on the committee)

3. What's with the quancet hut, do they have a permit? The 'Quancet hut' in question is not a quancet hut, but a metal building with a curved roof and squared walls. It does not violate any CC&R's and yes they have a building permit approved by the Architectural committee.

Mandy Campbell – Concerned about the washboards, suggests we spend some money on the roads. He is also asking what our plans for snow removal are? How are we going to keep the roads open if we get another winter like last winter?

Somebody from Stagecoach asked me about the culverts sitting to the side of the road up there. Are they going to be installed? Who do they belong to?

(See Roads Committee report for discussion on washboards, culverts and snow removal plans)

REPORT FROM THE HUNT CLUB – NOTIFICATION OF CLOSURE

Vern Frazier – President of the Hunt Club was there to discuss several problems that occurred on the Hunt Club land. Some 'Jerk' turned on a water spigot to the horse trough and left the water running all summer long. The Hunt Club was presented with a \$600.00 water bill, which was how they found out about it. Several Bandanna Ranchers who are not members of the Hunt Club have been caught trespassing on Hunt Club land. There is evidence of ATV's running around wildly up there. Hunt Club Members are careful not to violate any ATV rules so they can keep the area open for their use. Bill Coleman (who passed away last spring) owns most of the land. Since Bill's death, changes have been made in how the lands are managed.

NOTIFICATION OF HUNT CLUB AREA CLOSURE – THE RULES HAVE CHANGED

In an effort to cooperate with the wishes of Mrs. Coleman and continue to keep the area available for the Hunt Club Members, the club has decided close off the use of these lands to anyone except Hunt Club Members. That means Bandanna Ranchers are not allowed to trespass into the Hunt Club Area. This is private property and they have a right to enforce the law. Existing gates will be locked and new gates will be erected. In addition the club plans on patrolling the area for trespassers and poachers. Any Hunt Club Member using the area will be carrying their membership card to present to the security patrol.

Sadly, this includes closure of the target practice range. A few months ago, after the target practice area had been closed due to hunting season, a group of Bandanna Ranchers was discovered target practicing in the subdivision. Children were present and the Ranchers presented several compelling arguments to defend their actions. The rules are clear: **ABSOLUTELY NO SHOOTING** within the Bandanna Ranch Subdivision. This means, no shooting on your lot, and not on your neighbors lot. If you wish to teach your children the proper use of a firearm, teach them to respect private property, not to

trespass how to find an area that is safe and legally available for target practice. There are millions of acres of public lands open for this type of activity.

ROADS COMMITTEE REPORT:

Gate Damage & Repair:

The lower gate has been work on, damaged and repaired over and over again. There is not much more we can do for it without replacing the gate. The darn thing is so heavy that it leans out of alignment just hours after being tightened. The turnbuckle is near the end of tightening down. The bar is dropping so far out of alignment that it often takes a muscular macho man to open the gate. It's a small wonder that the gate is left open as often as it is.

Vern Graham suggested we modify the way it closes so it is similar to the back gate. A bar drops down, instead of sliding in. With this type of closing system the two gates don't have to align up. To do this we would need a portable welder.

Lynnette suggested talking to Grant Ford and getting a bid from him. Lynnette is heading up the committee to find a welder and repair the main gate. (Kent, Bobbi, Joe, & Lynnette)

Road Damage & Repair:

We did not have a lot of road improvement done this past summer. Some work was done to repair and prevent major washout damage on Elkhorn. There were a few days when the washboards were worked on by a skidster which helped for about a day. For the most part the roads were too dry and dusty to attempt to do any real work. The grader came out just before hunting season to smooth out the washboards. Mike's crew waited for a good soaking rain before attempting to do this job and they were out working the roads immediately after the rain stopped. Unfortunately, the roads were not wet enough to get the washboards smoothed. Mike is down to the 3-inch rock on the main Bandanna Drive, which means that area is due for a rebuild of the roadbed. Much of the main road is due for a major overhaul. We will do it section by section as our funds allow.

Meanwhile, people are simply going to have to slow down for the Bandanna speed bumps and accept the fact that we live in the country and these are dirt roads.

Kent has a list of priorities he wants Mike to work on as soon as the weather breaks in the spring. Topping that list is installing the two culverts on Winchester (some folks call that road Stagecoach) and to improve that section of Winchester.

Snow Removal Plans:

We have a plan in place for getting the roads cleared this year. If Mike's equipment breaks down (like it did last year) we are going to move to plan B and find independent

contractors to fill in and bust out the drifts and clear the roads during big storms so that kids can get to school and people can get in and out. There are some roads on Bandanna that Mike's plow machines cannot easily turn around. Independent contractors working in tandem with Mike's crews will clear these little side roads. (The roads on that list are: Rueger, Browning, & Cedar Rock)

If any member call's Bobbi (or other board members) up and cusses at her for snow removal problems then she will ask Mike to pile all the excess snow in front of that member's drive. If, however, they are polite and civil then their requests will be heard and we will attempt to solve their problem. A special note for members threatening violence or threatening to sue the HOA for not removing snow in a timely fashion. "It should be noted that according to the CC&R's we are not required to plow the roads until there are 8 inches of snow on the roads. We would like to keep the roads clear before 8 inches of snow piles up and will continue to make our best efforts at this. "

The possibility of putting up some wind fences around the upper part of Stagecoach was discussed. We will look into whether or not that would be effective. This coming week should give us some good ideas for wind fence placement.

Security, Break-in's & unwanted Trespassers

The Ranch experienced a number of break-ins this fall, just before hunting season. At that time, three people were caught & arrested for trespassing. They broke into a trailer and spent several nights sleeping there while casing out and breaking into the nearby cabins. (Two of these people were the same two people that were responsible for breaking into several cabins eight years ago.) The Duchesne County Sheriff's have been called and have been working on the case. According to the Sheriff, their mode of operation is to break in and take only small things, leaving very little evidence or mess so as to not draw attention. In some cases, large appliances were stolen, so it is likely that there is a group working together.

Bandanna Ranch HOA has set up a 'Wize Eyes' neighborhood watch program. We have posted information on the web site and we are reporting suspicious activity to the police. Ranchers are asked to watch for an older Chevy blazer, black with red pin striping. Also they have been spotted in a small white ford sedan with Utah Centennial plates 855-DMU.

Last week, (Dec 10) it appeared that they were back on Bandanna, trespassing at the same trailer. The police were called in and they searched, but could not find anybody. Their dog was taken to the shelter. One of them, John Rex Case, has an arraignment scheduled for Dec 17th. Case # MO8-1288. Several members volunteered to write the Judge a letter before the arraignment expressing their concerns.

HOA members are encouraged to add their contact info to our website or make sure their Board Trustee (or nearest full time resident) has current contact info. In this way, if we observe any suspicious activity around their property they can be easily contacted to find out if there is a problem.

We have Bandanna Ranch auto stickers available to members for a \$5.00 fee. If you would like one for your vehicle contact Bobbi.

Meeting was adjourned at 8:10 p.m.