

**BR HOA Board Meeting Minutes**  
**Bandanna Ranch Homeowners Association Board Meeting**  
**19 Sep 2009**

**Board Attendees:**

Scott Carter – Stagecoach Trustee  
Bobbi Turner – Buckboard Trustee  
Lynnette Larson – 5th Trustee at Large

**Member Attendees**

Annette Johnson - elkhorn  
Vicki Savage - stagecoach  
Sue Camomille - elkhorn  
Gina Minor – stagecoach 114  
Pat Philbaum – Buckboard 122

The meeting was called to order at 5:17 after introductions

The minutes from the June 2009 HOA Board meeting were read and accepted. They are posted on the website.

**HOA Dues Collection:**

The first duty of the HOA board is to collect the HOA annual dues for each lot. Typically everybody pays their \$132.25 by summers end with 7 to 10 deadbeats who do not pay. This year, the failing economy has affected us. We have 61 lots we need to collect from.

There are \$13,623 dollars owed us in outstanding dues. Bobbi passed around a letter that will go out to all members who are delinquent in paying their dues for review. The letter was accepted and mailed out. (As of Oct 11, we have received \$4013 in payments. There is still a long ways to go.) It was agreed by the board members to get aggressive in our collection methods and follow the procedures outlined in Article III of the Protective Covenants. In past years we have placed liens on properties but have not foreclosed on those liens. We have also failed to assess late fees. This year, we will assess late fees after Nov 1 and we will place liens against the properties with outstanding dues. After Jan 1, 2010 we will hire a legal firm to foreclose on those liens. The property owner will be responsible for attorney fees, postage, court costs, title reports, publication costs, cost of posting notice and any other reasonable cost associated with collecting our dues.

**LAST RESORT RANCH DISCUSSION:**

Everybody has noticed the ‘no trespassing’ signs going up around Bandanna. Whats the story?

Bobbi: The members of Last Resort Ranch and their representatives were invited to this meeting. Originally they were planning to attend but cancelled at the last minute. I had

several conversations with the surveyor about what was going on and what they plan on doing. It really chaps my ass that they just tromped in and started fencing and putting up signs without contacting us. A high handed move in Bandanna, but they are within their rights. This is what we know about it.

Southern Cross sold 5600 acres a while back to LRR. This land borders Bandanna Ranches and there are some fingers that appear to extend within Bandanna Ranches. The borders have been surveyed by Clint Peatross (out of Duchesne). The property is being taken care of by a local guy, Scott Sloan who is simply doing what he is told to do and keeping trespassers off their dirt.

The owner(s), Bob Lewis is one name I have, plans on building a corporate retreat up there, they have already put in a road that is visible from the ranch. Beyond that they have no plans to develop. There is some talk about selling off a few parcels that are land locked by Bandanna in which case those new owners would be assessed HOA dues for access to their properties. But nothing has been determined about this plan for sure.

We have walked the borders, kicked the dirt, and taken photo documentation of the fences, sign signs and surveying markers. They are within their rights to fence their property, place signs, etc. They have gated off access to the little ATV park up behind the pond and they are doing that because of liability concerns.

Access to Sherman's old property is also gated off. This house is in foreclosure but is part of Bandanna Ranches. There is alternate access to the house from Winchester drive. The good news is that we don't have to do snow removal up the back way anymore. The other good news is that they seem to have money and are not putting up cheap, ugly signs all over. These are not the kind of people who will come in, make a pathetic attempt to sub-divide and develop then walk away. These are our new neighbors and their rights to protect their property and investment should be respected.

## **THE GATES:**

The gates are a problem. As soon as we get a new lock put on it is a matter of hours before someone breaks it.

Scott: Have we got a security camera up yet?

Bobbi: I got several cameras to put up around the ranch. The back gate is being watched and it is not really a problem. That gate stays closed. The cameras at the front gate are not quite working yet. The first camera I got had a problem and we had to send it back. But we will get cameras up as soon as we have a good camera that can withstand the cold weather and works at night. The problem with the front gate is that it is so active that motion activated cameras fill up the memory cards too fast.

Kent: (Kent was not at this meeting but he called in his reports and this suggestion)  
I make a motion that we offer a \$250 reward for any information leading to the conviction of the person(s) breaking the locks on the gates. That should get us better results than a camera.

Bobbi: That makes sense, considering all the money we spend trying to keep the locks on the gate. I'll second the motion, all in favor?

MOTION PASSED: All present voted to post a reward for catching anybody breaking the lock or breaking the gate.

Bobbi: We will get a sign up at the gate offering this reward.

Scott: Have we ever collected \$50 for leaving the gate open?

Bobbi: Not on my watch, but we can and we will. Linda Snow used to hide in the bushes and send out letters asking for the \$50 fine.

Ranch member: I have some ideas on fixing the gate so that the chain wraps around. It seems that the lock is typically broken by opening the gate and then driving a vehicle thru which breaks the lock. If I fix the gate so that this can't be done and maybe fix it so that the gate only opens out instead of into the ranch that will help.

Scott: A new coat of paint on the gate will help leave an incriminating mark on the vehicle.

Lynnette: We should purchase better locks, with a smaller hasp in the future, they are not as easily broken.

Also, speaking for the gate committee, we should look into an entirely different gate system. Buy a new gate, something lighter and more manageable. We could use a method where it is key locked; the key stays into the gate and cannot be removed until the gate is locked.

Bobbi: That's a lot of keys we would have to issue. And what about guests to the ranch, they won't have keys. I am all for changing the whole gate scene but not this fall. For right now, let's do some quick fixes and next spring we will see how much money we have left in the budget and just slam it down on a new gate system. We will ask the gate committee what to do.

Meanwhile, we will offer a reward and start to collect a \$50 fine from people who leave the gate open. It doesn't have to be locked, just closed in order to avoid a fine.

### **Financial Report:**

We have a healthy balance in the bank. So far we have paid out all our obligations except for taxes, noxious weed control and snow removal. We don't know what the snow removal bill is going to be but we have enough on hand to handle a big winter. If we have any money left over in the spring we will replace the lower gate and spend the rest on road repair.

The meeting was adjourned at 6:26

