

BR HOA Board Meeting Minutes
Bandanna Ranch Homeowners Association Board Meeting
22 June 2009

Attendees:

Scott Carter - Stagecoach Trustee
Kent Christensen - Elkhorn Trustee
Bobbi Cupps - Buckboard Trustee
Lynnette Larson - 5th Trustee at Large
Mary Lindsey - Chuckwagon Trustee

The meeting was called to order at 6:42 after brief introduction to the new board member.

The minutes from the 2009 General Landowners HOA meeting were read and accepted. They will be posted on the website as soon as Bobbi can get a copy to Scott. While we were talking about our website someone suggested that we put a suggestion box on the website. Scott thought that the easiest way to do this is having an area with suggestions and have people email their suggestions to him and he would post the suggestions. He also mentioned it might be good to add a 'Wall of Shame' as was suggested at the general meeting. We could post the names of people who were seriously delinquent in paying their HOA dues as well as those who were in violation of HOA rules.

THE GATES:

The discussion of the General Meeting led us right into the question of what to do about the gate.

Kent: Every year at the general meeting it is the same old story. People want to know what are we going to do about the gate. We spend a lot of time talking about it and nothing ever changes. There are always groups of people who never close the gate, there is a group of people who always close and lock the gate and then there are 2-3 individuals who simply cut the locks or bust the gate open.

Bobbi: Yeah, we had that big discussion at the meeting. People were all over the map with what they wanted to do and then we put it to a vote to get a feel for what they want. The way I see it, people are voting with their actions. They either close and lock the gate or they leave it open depending on which side of the gate question they are on.

Kent: Every year after we change the combination there are a rash of locks that get cut. This time both the upper and lower gates have been vandalized.

Scott: We should get a security camera up and see who is breaking the locks.

Kent: I had one up for several weeks last year and the camera I had up did not work so well. We couldn't see anything and it filled the memory card up too quickly.

Scott: I saw one advertised that is motion activated like a motion-activated light. It is not that expensive we could get one and see how well it would work.

Lynnette: We should put up a sticker that says "smile you are on camera".

People will act differently if they know there is a security camera aimed at them.

Kent: (Snorting) Yeah, they look around and shoot out the camera.

Scott: Good thing this camera is cheap. We can get a bunch of them. The camera is cheaper than replacing the lock.

Bobbi: It sounds like this board wants to take some action on the gate. Lets get a gate committee formed and do what we can to improve the security. Lynnette's hand shot up and she said she would work with Brian Jazelle (sp?) and the others who signed up to be on the gate committee. They would start by looking into the suggestions that were made at the general meeting.

VOTE: The board voted to buy a security camera for the gates.

Lynnette: Why haven't we repaired the lock? It's been busted for 3 weeks now.

Kent: Because some peckerhead cut the moonlake lock and I can't repair that lock. If moon lake can't get in to the ranch to fix a downed power pole or something they will turn around and go home. They have to have access.

Bobbi: I will call moon lake and get new locks from them for both the front and back gates.

ROADS:

Kent: Mike and his crews have been working all month on our roads. They have just a little more to do but we have pretty much blasted through our budget. The culverts and side ditches on Winchester are not working. The road is still getting washed out there.

Scott: Maybe a u-shaped concrete dip would work to funnel the water across.

Kent: That big hole was actually created by a water pressure valve that blew and gushed a lot of water thru there. I have put that spot on the priority list to get fixed before Mike is done. I want to get those 2 culverts installed and have him work on that section up to Monty's house on top of the hill.

I also want to get those potholes fixed below the lower gate. I will probably have to go down there and personally fill them.

Bobbi: What did that guy at the general meeting want us to do to his road? You know that lower Airport section.

Lynnette: He wants it graded.

Bobbi: That road was worked on in 2007, just before Paul Andersen resigned. It was in pretty bad shape, and then they rebuilt the whole roadbed up to Nathan's hanger. I suppose we could get a grader to run out there. How much would that run us?

Kent: Some hundred an hour, I'll find out.

Bobbi: I find out if enough people have paid their dues along that section, including the guy that was requesting it. If we have collected enough to justify running the grader down there, let's do it.

Financial Report:

Bobbi: As of last week, we have paid out \$1400 for liability insurance and almost \$43,000 for road and gate repair. We have around \$32K left in the bank and Shauna says that the dues are still trickling in. We will need about \$35K to cover the rest of the road repair, taxes, snow removal and whatever emergency comes up.

Lynnette: Should we send out reminders to those who haven't paid up?

Bobbi: I think we should wait until the fall. Most people respond to those reminders. The main thing is we make a phone call or send a letter and discover that the property has sold or the owners have moved their primary residence and we don't have the right contact info to bill them.

Mary: When can we raise the dues?

Bobbi: Why do we need to raise the dues?

Mary: To beef up the gates or increase security?

Scott: This is a pretty hard time to be raising dues. The state, the utility companies, everybody has their hand out and people are struggling with a failing economy.

Bobbi: According to the bylaws every spring the board has a right to raise the dues by 15%. Mary, you were not at that April meeting, but we discussed raising the dues and decided that we did not need to do that. We have enough money to support our obligations to maintain the roads and gate. We don't have enough to spend \$20,000 on a new electronic gate that someone will ram their truck through the first time they can't get in. If the gate committee decides that we want to spend money on upgrading the gate we can get it into next years budget and maybe assess a one time extra fee, but we don't want to raise the dues permanently, not in a recession. There are several lots that have been foreclosed upon up here and many people are struggling to keep their property.

COMMERCIAL USE OF BANDANNA PROPERTY:

Lynnette: What about those ads on KSL offering to rent out their Bandanna cabins for the weekend. Isn't that against the by-laws? Commercial use of your property is not allowed.

Bobbi: Right, it is clearly against the by-laws. We do not want to open that can of worms. Having paying guests come up here every weekend that do not know the rules or by-laws is not a good idea. I spoke with the person who placed one of those ads and she indicated that they were struggling to pay their mortgage and did not want to be foreclosed upon. She thought this would be a way to save the ranch.

Scott: Renting it out for one weekend isn't going to save the ranch. They should rent it out for at least 6 months and have the mortgage covered for a longer period of time.

Lynnette: Should we allow that sort of thing? How are renters going to know the rules and be held accountable for following them?

After some discussion of this question a motion was made:

Bandanna Cabins cannot be rented on a weekly basis. A minimum of a 6-month lease is required and the owners will be held responsible for any violation of the HOA rules that the renters make. The renters will have to deposit \$500 to the HOA to be refundable at the end of the lease if no damage or complaints are made. If a lot owner chooses to rent their cabin out they must make the renters aware of the CC&R's when they move in. If the \$500 deposit is not made to the HOA and a complaint comes in against the renter, the Board will place a lien against the property owner for \$500.

Mary seconded the motion and the board voted unanimously to pass it.

Bobbi: Are there any other issues we need to discuss?

Lynnette: What's going on at the lower gate? What are they building there?

Bobbi: That's Larry Padlo's property and he is building some sort of alternative dome built into the ground. (looking around at the tire house, I don't know why anyone would want to live underground?) It is well within the 200 sq foot minimum so he doesn't need a building permit.

He is working on it but has been out of the country or something and has not had an opportunity to finish it. I call it Padlo's Parlor.

Scott: That road on stagecoach needs some work. A good deep ditch dug down the side would help out a lot.

Kent: Okay, I can get Mike to do that. Just ditch it?

Scott: That should take care of the problem. I thought of doing it myself but I don't have a big enough tractor for the job.

The meeting was adjourned at 8:40