

Minutes 2009 General Bandanna Ranch HOA Meeting

May 23

The meeting was called to order at 10:07 a.m. The rain clouds were threatening and added a sense of urgency to the air.

Bobbi Cupps – High Priestess and President of the BRHOA Board of Trustees presided.

In Memory

The first order of business was a sad note about the recent passing of Vern Graham. Vern has served on the HOA Board, been our road boss and was always willing to lend a hand wherever his backhoe was needed. He will be missed greatly.

Introduction of HOA Board of Trustees

The current Board of Trustees was introduced and thanked for their years of service.

Lynnette Larson – Trustee at Large appointed by the board.

Mary Lindsey – Chuck wagon Trustee (elected in 2008)

Kent Christensen – Elkhorn Trustee (elected in 2007) and appointed road boss

Ranelle Shulz (not present) – Stagecoach Trustee (elected in 2007)

Bobbi Cupps – Buckboard Trustee (appointed by the board to fill vacated position in 2007)

The Trustee positions for Buckboard, Elkhorn and Stagecoach are up for election. The elections for these positions will be held at the end of this meeting. Bobbi smirks, after the running candidates have heard about everyone's issues.

Introduction of Architectural Committee

The Architectural Committee was introduced. Arch. Committee member, Mandy Campbell asked for a show of hands to see who was there that had contracting licenses or skills that would be useful to ranchers who were building or improving their lots. It was suggested that we create an area on our web page listing the local contractors and their contact info.

Financial Report

The 2009 Financial statement that Kirk Larsen prepared was passed around for everyone to review. The Net Total bank balance as of 4-21-09 was \$56,791.37 with dues not collected at \$43,484.90. What that report did not reflect was the fact that for the first time in 8 years we entered a new fiscal season without debt having spent \$22,010.08 in 2008-2009 on HOA expenses.

Someone asked how we can get people to pay up on their dues. Bobbi indicated that the first step is to try and contact them; usually the problem is resolved once we get the correct owner or new address. If payment is not made then we slap a lien on their property so when the property is sold we will get all our uncollected dues. A member stepped up to volunteer to help do the lien work.

Discussion of issues and solutions

What about the gate? It gets left open far too often or people simply break the lock to get in. Brian Jazelle in Chuck wagon volunteered to be over a gate committee. Evans suggested a gate key that won't come out of the lock unless the gate is closed. Billie Christensen suggests surveillance cameras. Eric Leigh suggests leaving the gate open during daylight hours. Scott Snowden suggested changing the gate to an electric gate, put code on card or keypad. Use a surveillance camera. Some one suggested taking down the gates entirely. Sylvia Batie mentioned a box lock to prevent the lock from being broken.

Options thus far on gate:

- Leave unlocked during daylight hours
- Get rid of lock
- Eliminate gate
- Hire Security – (Archer Brimms offers security at \$35000.00 /year)
- Beef up security on gates (get a security camera installed)

Bobbi said that if there is a red or fluorescent tag on the gate, leave it open that is how the Emergency teams indicate that they are on the ranch and need access in or out.

There is a discount on homeowners insurance if you live in a gated community. Lynnette suggested that we create an area on the website to put our suggestions.

We held a quick vote on the gate to see where people were at with the above mentioned solutions. No one wanted to eliminate the gate. A little over half (38) wanted to beef up the security. A little under half (36) wanted to leave the gate open during the day. Someone said, "Why don't we just leave it as it is?" Bobbi noted that basically people are voting with their actions. They either leave the gate open or they take the time to shut and lock it.

It was mentioned that DNR and the Duchesne County Sheriffs have beefed up their patrolling of Bandanna Ranches. Dogs will be captured or shot for harassing wildlife. People will be fined or jailed for discharging a firearm in the subdivision.

The target practice range has been closed to everyone on the ranch except for members of the hunt club. No shooting anywhere on the ranch. No excuses.

Scott Snowden that owns property on lower Airport road by Nathan's hanger asks about getting his road fixed. Bobbi says that will be considered for next year. This year's road construction and repair has already been planned and budgeted for. Scott objected with the comment "That is not acceptable". Sylvia says her roads haven't been done in at least 30 years. (Not a true statement, her road was done in 2006 and 2007). Bill in stagecoach says he is still waiting for the road in front of his place to be done and he expects it never will. It is a road off the main gate-to-gate road and is on a lower priority to those roads that see more traffic. Bill in Buckboard mentioned the main road holes. (I think he meant the potholes in the asphalt outside the lower gate). Bobbi said we are working on the roads. Sylvia Batie suggests that we put a yield or a Stop sign at the intersection of

the Bandanna drive (up to the lower gate) and Red Creek road. That is a county issue, not a HOA issue.

Elections

The group was split up into phases (Elkhorn, Buckboard & Stagecoach) and elections were held. The following board trustees were elected.

Buckboard: Bobbi Cupps

Stagecoach: Scott Carter

Elkhorn: Kent Christensen

The new gate combination was announced. The meeting was adjourned and the ranchers were encouraged to go down to the Fruitland Community Fire Fair.

After the meeting was adjourned the new board met briefly to appoint the Board member at large, Lynnette Larson. They also appointed a new president of the HOA. Bobbi Cupps was appointed to president. Kent Christensen will continue to chair the Roads committee.