

Bandanna Ranch HOA Board of Trustees Meeting
27 June 2010 6:00 – 8:00

Attending:

- Lynnette Larson – Chuckwagon Trustee
- Pat Philbaum – Trustee At Large
- Bobbi Turner – Buckboard Trustee
- Scott Carter – Stagecoach Trustee
- Kent Christensen – Elkhorn Trustee

The General HOA Meeting Minutes from May 2010 were read and approved. We discussed additional information we had gathered since the meeting:

ATV'S: Are ATV's were allowed on Red Creek road to access the reservoir or other public lands? According to Kent's discussion with Seth Spencer UHP that road is open to ATV's. Tickets will be issued for all county road traffic violations such as excessive speed, driving under age or under the influence.

LIGHT POLLUTION: The architectural committee will now be asking about plans for outdoor lights when they are reviewing building permits. Someone mentioned that a person named Funkhouser would install light diffusers with owner's permission.

VOTE ON VP of the HOA Board:

We need to elect a vice president of the HOA Board. Mary from the Chuckwagon phase was the VP and has left that seat vacant. Lynnette Larson, the new Chuckwagon Trustee was nominated, seconded and voted in as the Vice President by all present.

Financial Report:

As of today we have \$7K in checking, 64K in savings and we have spent \$50K on the roads leaving approximately \$21K in the bank. There is another \$36K out there in uncollected dues (Aged Receivables).

- Paid For:
Our expenditures so far have been on Liability insurance and road maintenance.
- Future Expenses:

We will need to budget money to pay for

- Snow removal (~\$20K)
- Gate repair, (
- Property taxes (\$3K)
- Weed control (\$3K) – weed control has already been arranged at the county) and in cooperation with Thunder Ridge Air Park Landowners Association.
- Road Repair - There is \$15K left to spend on roads.

Roads:

A lot of roadwork has been done so far this spring-summer. Many roadbeds were completely built up and are in good shape. We really appreciate the way Kent and Young Construction have worked on the roads.

Kent and Scott discuss what can be done to effectively fix the 'Big Ditch' coming off the hill at the bottom of Winchester. A motion is made to correct the 'Big Ditch' on Winchester and put the rest away for an emergency or a big snow year. The motion was seconded and approved by all board members.

Gates:

Lynnette offers information from the gate committee on what they are recommending. We are looking into the cost of replacing the lower gate with a lighter gate to make it friendlier to the small stature women and children on the ranch.

We had our cameras up at the gates but could not catch anyone damaging the locks or gates with them. The committee discussed and priced an automatic gate and decided that it was too expensive to replace should someone decide to plow his or her vehicle through the electronic gate. Kent reports that he has not had to replace the locks since October. Bobbi wonders out loud, "Who died or moved away?"

Vern Frazer has supplies to fix the upper gate. Kent thinks he has supplies to fix both the upper and lower gate. Kent asks Bobbi to order new locks and spare keys.

Aged Receivables:

There is \$19,858 in outstanding dues as of today. Dues are continuing to trickle in and we expect the majority of dues will be collected by the end of November (when property taxes are due). The board will handle unpaid dues the same way we did last year. We will attempt to contact the late

payers and give them a friendly reminder. Those dues delinquent from 2009 and prior will get letters and liens placed on the property. We will have our attorney foreclose on those liens if we don't get a response from the property owners.

Report from the FSSD (Water Department) Board Meeting:

The FSSD request that a member of the Bandanna HOA board attend the water board meeting last month. Mary Lindsey represented Bandanna at that meeting and gave me these notes. It says that a lot of water frubuhs (valves, meters, etc.) and the FSSD blue stakes have been damaged on the Bandanna Roads by over enthusiastic snow plowing or road grading. Some of the valves have been covered over by our 'ever widening' roads and it is difficult for the department to service this equipment quickly and effectively when they cannot find it.

Lynnette indicated that she could see their point. That by her road there were some bent blue stakes and water frubuhs damaged last winter by snow plowing equipment.

The water department has indicated that should the damage to their equipment continue unchecked that the FSSD will be sending Bandanna Ranch HOA a bill to cover the cost of repair. They were not specific as to what equipment they would repair or what the costs might be but that they felt that we should pay for it.

Bobbi said that she would speak with the road crews and request that they to be more careful when working around FSSD water equipment and blue stake areas. Indicating that Bandanna would have to pass along the cost of repairs to the contractor involved. The primary goal of the conversation would be to prevent any future damage or subsequent consequences.

A few weeks ago the FSSD placed a boil water order on Bandanna Ranch. One of the water tanks they tested in Fruitland came back positive for E-coli but it was not one that supplies Bandanna. Our order was in place as a precaution. Many had noticed that the water on Bandanna was off color during the spring runoff but this had no bearing on why the order was in effect. The good news is that the FSSD over chlorinated and tested Bandannas water for several weeks after the positive test was reported. Our water was safe and potable.

Bobbi thanked Lynnette for her hard work at that time informing as many Bandanna residents as she could contact. It was suggested that we organize a phone tree so that we could act quicker should a situation like this occur in the future. Scott thought that that would be the responsibility of the FSSD to have an automated message go out to everyone on their service list.

Miscellaneous Issues we discussed:

It was suggested that we get a map of Bandanna up on the website to reduce the number of phone calls inquiring about directions. Eileen might have a map on her website www.stretchyourdreams.com. We will ask her for the link and get it on our website.

What about the dead trees lying along bandanna drive? Are they a fire hazard? Do we need to have them removed?

Bobbi asked these questions at the Fruitland Wild Fire Community Council. Ken said that dead trees were not as potentially hazardous as live sappy trees but if they are lying near the road that the hazard goes up. A vehicle traveling on the road could spark the dead wood.

The fire crews could come up and remove those trees or feed the chipper but they were working on a list of work to be done. I will likely be next year before we can get to Bandanna. Better to organize a volunteer group to feed the chipper.