

Mar 31, 2009 BR HOA Board Trustee Meeting

Attendees:

HOA Board Trustees
Bobbi Cupps - Buckboard and HOA High Priestess
Kent Christensen - Elkhorn & Road Committee Chair
Lynnette Larson - Trustee at large

The meeting was called to order at 6:45

The meeting minutes from Dec 2008 were reviewed and accepted by all attending.

Changes around the Ranch:

Ranelle has resigned from her board position. Do you think we need to appoint an interim Stagecoach Trustee?

Kent: No. Elections are held at the end of May anyway.

Bobbi: Stagecoach people have been calling me for questions, I don't mind. (She snorts, of course I have been at the bottom of the Grand Canyon for thirty days and the phone calls really tapered off down there)

Bobbi: Vern Graham has retired from his backhoe work and sold his backhoe to prove it. Vern told me today that he is doing much better and that they are planning to stick around Bandanna and really really retire. He's not going to be able to do any work and he doesn't want to be on the HOA board 'so nobody better not nominate him'.

Kent: I always wondered what life in Bandanna would be like without Vern to help us out. This is going to be a big adjustment for everybody.

Financial report:

Bank Balance: We have a positive bank balance going into our new fiscal year. I can't be to specific but I can tell you that we have over \$20K. This is the first time in 8 years that the HOA Hasn't been in debt going into the new budget. Since our December HOA meeting we have spend money on snow removal and gate repair. All our debts are paid as of 2/27/2009

Outstanding Dues 2006-2008: There is approximately \$6000.00 in outstanding uncollected dues.

Dues for 2009: Shauna is mailing out invoices next week for the 2009 HOA dues. Do we want to raise the HOA dues by 15% this year?

Kent: I'm sure we could use the money, and I'm sure that there are plenty of people on the ranch who wouldn't have a problem with it but...most of the folks I know are on a fixed income (or worse) and don't want to see the dues go up.

Lynette: I agree, this is a tough year to be increasing dues.

Bobbi: My sentiments exactly. We have managed to balance the budget by asking for one-time donations and spending

conservatively. The goal of that exercise was to prevent a permanent increase in dues just because we had one bad winter.

Vote: All in favor of keeping the HOA dues the same (\$132.25) for 2009 say aye.

All who were present voted yes. We will keep the HOA dues unchanged.

Bobbi: It is time to start spending some big money on road repair. Kent, what are your plans?

Roads Committee Report

Kent: I have a big plan ready to go. I will drive around with Mike Young first thing after this current storm cycle and get him started on it. I would love it if he can get most of the work done between now and the end of May.

First he will grade all the roads after storms to get those washboards down.

Second, there are three areas where we need to re-do the roadbed meaning I want to haul gravel in. I'm looking at Bandanna Drive starting where Elkhorn turns off and going up there to Moose Ridge. We will also do the section of Airport between Bandanna down to Cedar Rock. And finally that big section on Winchester needs new roadbed (near the pond bobbi thinks).

After that work is done there are several areas around the ranch that need patching and gravel filling. One section is that big mud hole right around Winchester as it goes up in front of Coleman's place. Another area that needs patchwork is 'Vern's Oh-Hell-Hill' on Winchester going down to meet Stagecoach. We will also get those culverts installed.

I want to ask Mike for a discount on loads of gravel, even if I can get \$15 off of each load that will save us tons of money. (Note: Kent later confirmed that Mike gave us a discount on all the gravel) This year we are going to be replacing a lot of the roadbeds so that the washboards can actually get graded down and stay down for more than a week. I figure we will be spending anywhere from \$40K to \$60K on the roads. (Nods of agreement on Kent's plan)

Editors Note: Kent mentioned several other areas that need patching and work done but I couldn't get the details in the notes fast enough. The point is, that he has a plan and is ready to start executing the plan.

Bobbi: I would like to hold back at least \$20K out of the budget for snow removal, property taxes and other HOA expenses. When the roads bill gets close to \$40K lets slow it down a little and start to prioritize the jobs. I still think we can keep this HOA budget balanced if we pay attention to it.

Kent: I don't know what I'm going to do without Vern Graham's backhoe. We depend upon him so much, especially in the winter.

Editors note: Vern has retired from his backhoe work due to health problems and sold his backhoe to his neighbor.

Bobbi: Do you think his neighbor plans on operating the backhoe up here?

Kent: I'm sure it's parked in SLC and will never get back up here.

Lynnette: We will need to look around the area and see if we can find a good backhoe operator who is willing to replace Vern. I have a backhoe but it is only 2-wheel drive and not in good condition. I could never do all the winter work that Vern did.

Gate:

Bobbi: The lower gate is working great; I love the way it's working. Thanks for re-designing it to be friendlier. A lot of people were worried about that gate. At least two ranchers have approached me asking about an electronic gate with a keypad or card reader. One even went so far as to get bids, I have them right here. Looks like we could get into an electronic gate for \$15K-20K installed. Plus a recurring charge to the HOA for the power.

Lynnette: Would it work in this cold weather or just freeze up?

Bobbi: This particular bid includes a heater coil. The problem would be the gate itself. All it would take is one idiot to bust thru the gate with his truck and we would be out \$10K to replace it.

Kent: I like the way the gate is working now, it is a big improvement. If we had a lot more money in the budget we could do it but right now I want to spend as much as we have available on the roads.

Bobbi: Yeah, lets see how the ranchers feel about the new gate, maybe bring up the subject of an electronic gate at the general meeting to see what the consensus is.

Spring Newsletter:

Bobbi presented a first draft of the spring newsletter (which was due to be sent out the next day) and asked for additions, corrections or deletions. The newsletter was approved after minor spelling corrections and an addition of comments on keeping the gate closed.

I wanted to put something in there about Vern G. and Ranelle, thanking them but I had to keep it to one page.

Elections:

The elections for new trustees will be held at the meeting. It's important to get the word out for those phases so we could find people willing to serve on the board.

Kent: I'll serve another term. What I really want to do is stay on the roads committee so I can see these projects thru.

Bobbi: No problem, the roads committee chair is appointed by the board so if you don't want to do both, I'm sure the new board will keep you on as roads committee chair.

Lynnette: How do the elections work?

Bobbi: According to the by-laws, the members of each phase will vote at the general meeting. In other words, Buckboard phase members will need to nominate a trustee, second it and then all Buckboard members will vote their trustee in. In other words, Buckboard members cannot vote for the Stagecoach trustee. Once we get a new board elected, the new board will appoint a president, vice president, secretary and the fifth trustee at large.

Kent: Whom do we have running for what positions?

Bobbi: **Stagecoach** needs a new trustee and Vicki Savage has stepped forward. She also indicated that maybe John or Katherine (who live on horseshoe) might want to run.

Elkhorn also needs a new trustee. Kent indicates that he is willing to run. Lets see if the Elkhorn members want to nominate someone new.

Buckboard phase also needs a new trustee. I am willing to run but rumblings are that people are not happy with the High Priestess and her over inflated sense of entitlement to her privacy so perhaps the Buckboard members will stage a coup and release me from this thankless job. I would love it if that happened. If not, I'm just starting to enjoy this position now that the budget is balanced and the ranchers have been trained to bring offerings of homemade goodies. I really am happy to go another term.

Thunder Ridge Airpark:

Bobbi: Tracy Livingston has sent me a little email with some proposed changes in the relationship between TRA and BR. I spoke with him directly on these issues but I want to formally share it with the board and see what you think.

1. On Snow plowing. Tracy: "Some of our owners are wanting to know if Bandanna is plowing the road thru TRA? Several owners have asked me then why are TRA owners playing full Bandanna dues when the funds could best be served at the airpark. I would like to propose that if the road is not plowed that TRA HOA gets a credit for the avoidance costs of the plowing that would be used on runway maintenance."

Bobbi: If there are no houses out there, our policy is not to plow the roads until the first house is built. We don't give a kickback to our members whose lots are not accessible in the winter so we will not kick back to TR. Peace, Love and that's my story I'm sticking with it.

2. Tracy: "I am also considering doing the TRA HOA annual dues at the same time as Bandanna. I would like to propose for your next BOD meeting that Shauna manage the billing, collection process and include any further collection or lien efforts on the Bandanna process. I would provide a TRA specific newsletter and include the Bandanna letter in the billing and would suggest that I would be the contact. I would propose that the

accounting systems remain as is, i.e. that TRA keeps its allocated funds separate and under TRA HOA control.

Bobbi: I spoke with Shauna and she has no problem sending out invoices and receiving payment. She kinda likes the idea of keeping it all together. The only thing I said NO to, when I spoke with Tracy is on the collection. The TR HOA board will need to do their own collections of non-paying members. It's a pain in the ass, placing liens and mailing out collection letters take time and money that we do not get reimbursed for. I will not take on another phase, that's their problem.

3. Tracy: " I would also like the discuss the need for Bandanna to the road maintenance costs up through the main part of the airpark that I as developer did thru summer of '08. All drainages are in and we have had several years of learning to resolve runoff, additional culverts, etc that I have paid for including repairs from heavy storms. No that all of this is resolved and situation is stable it seems like Bandanna be responsible for all TRA road maintenance as part of the dues that TRA members bay to Bandanna HOA."

Bobbi: I think this is an acceptable proposal; it is exactly like what was written out in our letter of agreement with Thunder Ridge. That after the initial development of the roads was done, Bandanna takes over the maintenance on TR roads. That's why they are paying us the big bucks. We won't be plowing those roads until the first house is built.

Kent: Yeah, I agree. Those roads are in good shape right now and will be easy to maintain. I have no problem with that.

Lynnette: I'm okay with that proposal.

The BR HOA Board meeting was adjourned at 7:45