



***Bandanna Ranch Home Owner's Association***  
***Meeting Minutes –***  
6/27/20

**Meeting Facilitator:** Vicki Savage

**HOA Board Members:**

- Vicki Savage, President**  
(At Large Trustee, Architectural Committee)
- Les Park, Vice President**  
(Stagecoach Trustee, Roads / Maintenance and Dumpsters Committee)
- Gina Millgate, Secretary** (Elkhorn Trustee)
- Rick (Sneez) Senese, Treasurer, Signatory**  
(Buckboard Trustee, Website/Facebook Committee)
- Dave Funkhouser**  
(Chuck Wagon / Moose Ridge Trustee, CC&R Rewrite Committee)

**New Board members and assignments:**

- Jim Phillips, Trustee at large**
- Annette Johnson, Secretary**
- Shane Talbert, Treasurer**

**Committee Members Attending:** Pat Philabaum

**Accountant/CPA:** Bobbie Philabaum

**Website Mgr.:** Tom Brown

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**Welcome:** call to order and introductions Vicki Savage, HOA President

- 1) Approval of minutes: All approved
  
- 2) Financial Report:
  - a. Balance Sheet: Bobbie went over the statements handed out. Bobbie will send statements
  - b. Collections: Went over collections There are currently 6 lots in collection and 4 are making payments through the collection attorney. Discussion on Duane Goble's lot ownership and how to move forward on collecting this debt. They currently owe for 3 years. It was decided to authorize the collection attorney to move forward with a complaint & summons on Suzan Frazier's lot BRS 0292. This will allow for garnishment.

- c. Bank Statement: No bank statements were provided, sent board members following the meeting.
- d. Discussed accounting SOP's need to finalize and approve. Talked about Property management pros and cons, personal contact. Discussion on going back to accounting as previous. Accountant will manage all monies but will not be a signor on the bank account, or we will approve the Standard Operating Procedures (SOP) created by Dave or the revised created by Gina. New board will address the SOP's. Gina has suggested an Audit of books if needed.
- e. Road Committee: Went over proposal from the road committee. We have started a monthly grading to help with upkeep on roads. Will post on website the proposals of road work. Discussed asphalt and how we can get it repaired. Trees are impeding on road maintenance and visibility in some intersections. Discussion on how we can support getting trees cleaned up.

4.) Open Issues:

- a. Went over trustee appointments and how to proceed. Decision is appoint new board members and send mailing notification and move forward. Shane Tarbet for Chuckwagon Trustee, Jim Phillips for Trustee at Large. Annette Johnson takes over as Elkhorn Trustee.
- b. Need to work on communication within the board.
- c. Talked about the cost of dumpsters more bins in the summer less in the winter months. Will need to increase the budget. Appreciate the support of residents and board members who take pride in keeping the areas cleaned up.
- d. Russian Knapp weed is an invasive and poisons ground, should check your lot and manage accordingly. Duchesne County has more information if you would like to inquire. Thistle spraying has begun, will be billed once completed.
- e. Went over letters for clean up on lots. No businesses on Ranch.
- f. Dave went over ongoing business, lights, CCR's. Will support HOA as needed.
- g. Would like the Architectural Committee to attend meetings and give updates
- h. Approved front gate repair

5.) The meeting was then adjourned.

**Next Meeting scheduled for 10:00am**

**August 1<sup>st</sup> 10:00 Sneez and Sherrie's Cabin**