



Bandanna Ranch Home Owner's Association Meeting Minutes –

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 Committee)

Dave Funkhouser

(Chuck Wagon / Moose Ridge Trustee, CC&R Rewrite Committee)

Committee Members Attending:

Accountant/CPA:

Bobbie Philabaum

Website Mgr.:

Tom Brown

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

- 1) Approval of minutes:
- 2) Financial Report:
 - a. Balance Sheet:
 - b. Collections: Bobbi went over the budget, confirmed we have extra funds because of no snow
- 3) Road Committee: Les reporting that we need some serious work, has a bid from mike on cost to do some work. Need road base, need more material on roads. Biggest issue roads are dry, no grading because of dryness. Bid is approx. 20 loads of road base 10K, putting it down approx. 1500.00. 2 projects on list strata phone line and culvert on colt. Vote on back gate yes will do back gate.
- 4.) Open Issues:
 - a. Moon lake lights, they cannot determine height, have a new led light not as luminous. May add rule CCNR's to lower illumination. Dave found a letter we could distribute to neighbors that have the

bright lighting. Need to protect night sky, deal with future. Getting cost from Moonlake on changing all to LED. Awareness of future lighting. Cost for monthly light.

- b. Dumpsters not a lot of clean up, extra dumpsters seem to be helping. Signs up stating we need to follow rules to continue to keep dumpsters. Will continue to watch and evaluate. Get information on website how to get a dumpster on their property when remodeling. Updating cameras, pay the extra for review.
- c. Signs for fire need branches trimmed, over growth. Talked about getting signs with an attached piece when there should be no fires.
- d. Reported shooting in ranch, the rule would be to call sheriff and report. Less spoke with resident that was unaware, now has information,
- e. New owners not aware there is a HOA until they receive bills issues with people not following CCNR's
- f. Existing sign repainted, discussion on new sign try to get more people looking at and knowing the website to gather information. Voted for new sign with bigger font on the website information.
- g. Fire hydrants get a map of where they are located on the website
- h. Water tank lot does pay HOA dues, resident questioned
- i. Letter of intent for business on ranch, will file with architectural information with business license
- j. Tennis court for sale where annual meeting. Ideas are trade or buy lot we can use for dumpster or pavilion. Ideas decided against, unknown liabilities.
- k. Review CCNR rough draft, will schedule meeting to review as a team, will work on bylaws as well.

5.) The meeting was then adjourned.

Next Meeting scheduled for 10:00am,

Scheduled for October 13 at Vicki's