



***Bandanna Ranch Home Owner's Association  
Annual HOA Meeting  
May 27, 2017***

<b>Meeting Facilitator:</b>	<b>Pat Philabaum</b>
<b>HOA Board Members Attending:</b>	<b>Pat Philabaum, Tom Brown, Vicki Savage Lee Budell, Gina Millgate</b>
<b>Committee Members Attending:</b>	<b>Butch Berger, Bob Tucker</b>
<b>Accountant/CPA:</b>	<b>Bobbie Philabaum</b>
<b>Web Site Mgr.:</b>	<b>Tom Brown</b>
<b>Invited Guests and Attendees:</b>	<b>Bandanna Ranch Lot Owners</b>

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***Welcome:*** call to order and introductions by Pat Philabaum

- 1) Thanks to everyone, expressed by the Board, for sending in their assessment. It was a rough winter but thanks to Mike Young and Company, we were able to keep the roads open and accessible.
- 2) **DUMPSTER PROBLEMS CONTINUE:** This is our biggest problem right now. There were **TWO FIRES** in the dumpsters this past year from people being irresponsible. Again, **ONLY** household garbage is supposed to be put in dumpster. If the abuse continues, and this is a real threat, we will lose our dumpsters as it is too costly to continue. Please, if you see someone abusing this privilege, confront and/or report them.
- 3) Financial report by Tom Brown (treasurer) and Bobbie Philabaum (CPA)
  - 1) Balance Sheet: A quick discussion of where we stand on the budget
  - 2) Collections: A brief discussion on where the HOA stands with delinquent balances
  - 3) Payments: A reminder that if for whatever reason you cannot make your payment on time, please contact Bobbie Philabaum immediately. Hopefully, arrangements can be made to prevent your account from going into collections and incurring additional legal fees. We truly are here to help.

5.) Web Site: [bandannaranch.com](http://bandannaranch.com)

- 1) We ask that you continue to use this valuable tool. This site includes CC&Rs, Maps, Contact Numbers and many more useful items that will help you navigate through the ownership responsibilities of being part of the Bandanna Ranch / Thunder Ridge Airpark family.
  - 2) If you have any suggestions toward improving the web site or if you would like to include some of your own awesome photos of life on the ranch, please feel free to do so.
  - 3) A suggestion was made during the meeting for a Buy/Sell/Trade system being established for Bandanna Ranch. Rick Senese met with Tom Brown to develop a Facebook site for just a system. You can access this page from our home page.
- 6.) Road Maintenance: the road committee continues with improvements and maintenance on the roads. As you are aware, this is our biggest budget item.
- 7.) As a reminder, please contact the Architectural Committee prior to making any improvements to your property. Once again, please refer to the web site for necessary forms and contact information. We aren't here to say "no", we are here to ensure compliance with the CC&Rs and to eliminate the need for legal activity.
- 8.) The property that Bandanna Ranch acquired as a result of a foreclosure is currently processing through the legal requirements to ensure that when the property is sold, there will be no issues. The property is currently listed with Spirit Real Estate in Fruitland.
- 9.) Finally, needed elections were held during our annual meeting to ensure the requirements of CC&Rs were complied with. A list of *2017 Officers and Trustees* is listed below.

***THANKS TO ALL FOR ANOTHER OUTSTANDING YEAR ON THE RANCH...***

***Bandanna Ranch 2017 HOA Board Members:***

Lee Budell:	President and Chuck Wagon Trustee
Les Park:	Vice President and Stagecoach Trustee
Rick (Sneez) Senese:	Buckboard Trustee, Treasurer and Signatory
Gina Milgate:	Elkhorn Trustee
Vicki Savage:	At Large Trustee and Secretary

***Architectural Committee:***

Dewayne Glover	Chair
Dale Savage	

***Roads Committee:***

Pat Philabaum  
Butch Burger

***Accounting / CPA***  
Bobbie Philabaum

***Website Manager***  
Tom Brown