



Bandanna Ranch Homeowners Association Meeting Minutes

HOA Board Members:	Greg Record, President (Chuck Wagon/ Moose Ridge Trustee - Roads/Maintenance, Committee Chairman) Brian Martinez, Vice President (Buckboard Trustee - Fire) Steve Hille, Treasure (Stagecoach Trustee, Treasurer) Gina Millgate, Secretary (Elkhorn Trustee, Architectural Committee Chairman) Dale Savage, Trustee at Large (Dumpster & Weeds Committee Chairman) (Snow removal)
Account/CPA:	Kristen Mar/ Steve Hille
Roads/Maintenance:	Greg Record (Chairman), Dale Savage Snow Removal. Butch Berger, Dave Peterson
Architectural Committee:	Gina Millgate, (Chairman) Shane Tarbet, Dave Funkhouser, Nick Harris
Dumpster/Weeds Committee:	Dale Savage (Chairman), Blake Andersen, Robert Landon, Sharon Brown, Steve Martinez

Attendance: Steve Hille, Greg Record, Gina Millgate and Brian Martinez

Guests: Dave Funkhouser, Randy Christ, Pat Philbaum, Dale Capewell, Shane Tarbet, Mindy Record, Mary Record, Ursula Capewell, Nick Harris

Welcome: Meeting called to order by: Greg @ 10:07 a.m.

Second by: Steve

- 1) **Financial:**
 - a) Steve reviewed the financials and we are in ok condition for the winter, moved funds to the snowplow fund to collect interest, should increase over the years. Will have legal fees that have not been billed as of yet, our attorney sent a letter concerning the airstrip and who is responsible, which former legal concerns, we believe, have already been addressed as to who is responsible. Balance of snow budget will help to support the cost. Special assessment fee of 185.00 per lot, along with dues this year to support the asphalt repairs. Reinvestment fees are continuing to come in.
- 3) **Road Committee:**
 - a) Snow concern on last response to the time it took to begin plowing, board will work to better support community to ensure safety concerns are met. Mike has been approved to fix Bandanna drive.
- 4) **Architectural Committee:**
 - a) Approval for 6 improvements. Multiple improvements approved; committee recommends checking with Duchesne County to ensure you are aware if any permitting needs. Status of online support looking at a third party that already has the process down. Third party would have a hosting fee and that means less impact on annual fee for the committee to manage, saves the community money.
- 5) **Dumpster/ Weeds Committee:**
 - a)
- 6) **Open Issues:**
 - a) Dark skies initiatives, letters being sent again as there are still some lights that are not acceptable as CCR's changed 3 years ago. Fines will be imposed beginning 30 days after letters are sent.
 - b) Budget to be discussed in next meet
 - c) Issues with excessive cars and other issues are being addressed by board.
 - d) Culverts are lot owners' responsibility.
 - e) Special assessment this year will be in newsletter and was discussed in previous meetings.
- 7) Next meeting will be: April 19th, Steve Hille's house.
- 8) Motion to adjourn meeting: Gina @ 11:05
Motion to adjourn 2cnd by: Steve