



Bandanna Ranch Home Owners Association Meeting Minutes

(June 19th, 2021)

HOA Board Members:	Shane Tarbet, President (Chuck Wagon/ Moose Ridge Trustee, Chairman Committee Fire Safety, Chairman of Weeds Committee, Chairman of Facebook) Annette Johnson, Secretary (Elkhorn Trustee, Chairman Roads/Maintenance Committee) Jim Phillips, Vice President (Buckboard Trustee, Chairman of Architectural Committee) Steve Hille, Treasurer (Stagecoach Trustee, Chairman of Night Sky Lights) Dale Savage, Trustee at Large (Trustee at Large, Chairman of Dumpsters)
Account/CPA:	Bobbie Philabaum
Website:	Tom Brown
Roads/Maintenance:	Annette Johnson, (Chairman) Butch Berger, Gregory Record, Shohn Boyd, Dave Peterson
Architectural Committee:	Jim Phillips, (Chairman), Carter Childers, Dave Funkhouser
Dumpster Committee:	Dale Savage (Chairman), Blake Andersen, Robert Landon, Sharon Brown, Steve Martinez
Fire Safety Committee:	Shane Tarbet (Chairman), Mindi Record, Cheresa Dunkle
Night Sky Light Committee:	Steve Hille (Chairman), Sneez, Chairman, Nick Harris, Harold Bell, Mitch Bolen
Weeds Committee:	Shane Tarbet (Chairman), Shohn Boyd

Attendance: Shane Tarbet, Annette Johnson, Steve Hille, Dale Savage, Jim Phillips

Guest: Bobby Landon, Tom Brown, Sharon Brown, Harold Bell, Bobbie Philabaum, Chris Watkins, Cheresa Dunkle.

Welcome: Meeting called to order by Shane @ 10:09 a.m.

- 1) Motion of Approval of last meeting minutes by: Shane Tarbet
Motion to second: Steve Hille

2) **Financial:**

- a) Checking/Savings as of 5/28/21: \$49,608.98
- b) Savings account as of 5/28/21: \$50,003.91
- c) 3 lots in Collections
- d) Discussed options on someone taking over accounts.
- e) Did 2021-2022 budget planning and will send copies to board members.

3) **Website Committee:**

- a) Website fee paid till next year.
- b) Tom will post on our website that there is to be "No signs allowed" at the two entrances. It will also be posted on our facebook.
- c) "In Kind Hours" will also be posted on Facebook.

4) **Road Committee:**

- a) Archuleta's place is done.
- b) Talked to people in different areas about calling them in the winter regarding snow removal in there areas..
- c) Butch and Annette will go around and see what needs to be done on the list presented to Mike.

5) **Architectural Committee:**

- a) Nothing new happening.

6) **Dumpster Committee:**

- a) New motion sensor lights have been put around the dumpsters. Thanks to whoever did it. Looks Great.

7) **Night Sky Light Committee:**

- a) Steve will contact Sneezy to see what is going on.

8) **Fire Safety Committee:**

- a) Shane, Greg and Mindi Record went around the ranch to patrol the area for fires.

9) **Weeds Committee:**

- a) Shane & Shohn Boyd went around and sprayed. Shohn is going to spot spray threw out Bandanna.

10) **Open Issues:**

- a) Chris Watkins presented his proposal for Oak Hills Ranch.
- b) Board approved the payment of chemicals of \$193.85.
- c) Board approved the \$192.50 for law fees.
- d) Board will meet after meeting to discuss Oak Hills Ranch.

- 11) Next meeting will be held at: Steve Hille's on the 24th of July @ 10:00 a.m.

- 12) Motion to adjourn meeting @ 12:08 by Shane
Motion to adjourn 2nd by: Steve

Access proposal from Chris Watkins

June 8, 2021

Shane Tarbert

President

Bandana Ranch HOA

RE: Oak Hills Ranch Road Access

Dear Shane,

My name is Chris Watkins, owner of roughly 750 acres of what was formerly referred to as The Highlands Ranch directly north of the Air Park runway. I have renamed the property Oak Hills Ranch. I am also the owner of Lot 185 in the Thunder Ridge development and a current Bandana Ranch HOA member.

I purchased the property with the intent to have a private, recreation area that I could enjoy with my family. However, after a few years I realized that 750 acres was a bit more than a family of 8 needed all to themselves. Within the last year I started inquiring about the process of creating a minor subdivision of 10 lots to allow other owners the opportunity to enjoy the property as well. I knew that one of the most important entities that I needed to work with was Bandana Ranch to secure an access agreement. Not being a developer myself, I decided to approach the other authorities (county, water, electric) first to see if my idea would work, assuming qualifications with those entities. I feel confident that those approvals will be issued. Therefore, I am proposing the following request for road access.

I am requesting a road access and maintenance agreement between Oak Hills Ranch and Bandana Ranch HOA. The agreement will provide Bandana Ranch HOA \$250 per Oak Hills Ranch lot per year in exchange for full access and full maintenance (snow removal and grading) as it is currently constituted in the current Bandana Ranch operations. The proposed length of road is 20 feet wide and roughly 1700 feet long. I am **not** requesting full membership into Bandana Ranch HOA, since we will have our own entity that will govern the lots within the development. I, as the developer, will pay \$2500 (\$250 per lot) for the 2021 fees as soon as all the approvals are granted, and each lot is issued a tax id number from the county.

I am confident that this small addition of lots will not be a burden to the existing operations of Bandana Ranch HOA and will enhance property values for all.

Thank You.