



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

Dumpster/Weeds Committee: Dale Savage (Chairman), Blake Andersen, Robert Landon, Sharon Brown, Steve Martinez

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

Guests: Dave Funkhouser, Vickie Savage, Ben Havens, Jay Broadhead, Gary Ballard, Shane Tarbet, Mindy Record, Mary Record, Lisa Tarbet, Dave Larsen, Nicholas Harris, Kari Young, KC Losh

Welcome: Meeting called to order by: Greg @ 10:05 a.m.

Second by: Brian

1) **Financial:**

a) Steve reviewed the financials and we are in ok condition for the winter, discussed if we have bids to see if we can get a better price. The collections list has shrunk substantially, good news for all. Reinvestment fees are continuing to come in.

3) **Road Committee:**

a) Roads are rough waiting on snow when the roads will be covered, board discussed repairing rough spots, After discussion board decided we will wait and play it by ear and see how it goes, will pay attention to complaints and if the roads get worse we can communicate via text and get it done. We will

4) **Architectural Committee:**

a) Approval for 3 improvements. Multiple improvements approved; committee recommends checking with Duchesne County to ensure you are aware if any permitting needs. Committee submitted proposal to digitize records and make forms user friendly. Will need work with website manager to understand any increased costs, then board will review.

5) **Dumpster/ Weeds Committee:**

a)

6) **Open Issues:**

a) Dark skies initiatives, may have 2 or 3 that will not want to comply, letters were sent and discussions are in process. Discussions on lights at front and back gates. Greg Record recommends we attach solar motion censored on ranch signs to eliminate the lights on poles. Board voted and we will move to the solar lights.

b) Camp fires allowed in approved pits, no open burning

c) Coyotes on the ranch, board members will try to deal with issues and any homeowners in the area will be notified. It will be a controlled environment. DNR has been in discussion with Greg record on how we can deal with the issue.

d) Dog barking issues, county allows four dogs per property. Nuisance clause in CCR's, board will follow them. Notify board if you have issues and board will manage.

e) Discussed having new owners have meeting with trustee in their area to cover CCR's. That would be a lot of time for board members. Title companies reach out when buyers are closing, we will add a letter for the title company to acknowledge the CCR's. Dave Funkhouser will draft letter for giving to title companies informing there are CCR's and buyer acknowledges. Discussed having electronic forms that buyers have to read.

7) Next meeting will be: January 18th, SSD Water board meeting room.

8) Motion to adjourn meeting: Gina

Motion to adjourn 2nd by: Steve