



1/17/2026



## ***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

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

**Guests:** Mindy Record, Mary Record, Randy Christ, Dave Funkhouser, Les Park, Ursula Capewell, Dale Capewell, Nick Harris, Burt watcher, Chris Watcher

**Welcome:** Meeting called to order by: Greg @ 10:0 a.m.

Second by: Brian

1) **Financial:**

a) Steve went over the budget and discussed the unpaid dues. Top 2 are at 5 years and we need to move forward on collection and next step. Reinvestment fees have brought in \$8500.00 for the year with a possibility of another \$3,000.00 by the new budget. Steve asked the board if we could put the emergency fund money into a money market 2 year fund for the 4% growth.

2) **Road Committee:**

1) a) All road projects are completed. Snow has been light this year and we have not needed much plowing yet. We will see what the rest of the year brings

3) **Architectural Committee:**

a) Many new buildings and projects have been approved. All paperwork has been completed at this time.

4) **Dumpster/ Weeds Committee:**

a)

5) **Open Issues:**

1) a) 2 lights are still on, we have sent fine letters to both and John Williams believes he does not have to remove his light and is threatening to sue the HOA if we force the issue. We are waiting for response from the other and from him on the current letter sent.

b) check with fire department to see if they will attend the annual meeting

c) Greg brought up the idea to use our road sign budget to install new Fire Restriction signs at all intersections. This is because everyone claims they don't see the fire signs at the gate or the spit. With the dry year this may be extremely important this year.

d).

e)

6) Next meeting will be: February 21

7) Motion to adjourn meeting: Greg 11:02  
Motion to adjourn 2<sup>nd</sup> by: Brian