



2/21/2026



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

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

Guests: Dave Funkhouser, Mindy Record, Mary Record, Dave Larsen, Les Park, Devan and Julie Duckett, Steve Martinez, Christy Silva, Ursala Capewell and Dale Capewell

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

Second by: Dale

- 1) **Financial:**
 - a) Steve reviewed the financials and we are in good shape. All accounts are in good shape light winter so snow funds will be left. Whatever is left in budget's by line will move to roads as needed, roads are our biggest expense.
- 3) **Road Committee:**
 - a) Road budget discussed as to budget and spend. All proposed road repairs were completed. As for the asphalt repairs that were performed at the front gate, the company that did the repairs did not do what was proposed. Working with company for warranty work to get the job done. Will be addressed in spring, they will perform the repairs or we will need to take action.
- 4) **Architectural Committee:**
 - a) All proposals are current with getting permits
- 5) **Dumpster/ Weeds Committee:**
 - a) Concrete barriers added behind cans to hold dumpsters in place; they are being pushed by the dump trucks. Looking into longer rebar to hold the barriers in place.
- 6) **Open Issues:**
 - a) 3-yard lights left, being addressed. Steve to speak with Duchesne county on zoning.
 - b) Watch gates as you enter to see fire restrictions, it has been an exceptionally dry winter, we will add hinged signs throughout the ranch to ensure we all know when there are restrictions on fires.
 - c) Trespassing, do not trespass for shed hunting on any property that is not yours. If you see it happening please report.
 - d) Spring clean up discussion, let board know if you are interested in helping. We need to walk the roads and trim broken trees..
 - e) Will be working on Annual meeting letter at next meeting
- 7) Next meeting will be: March 14th, 10:00 am Steve Hilles house.
- 8) Motion to adjourn meeting: Greg at 11:38 am
Motion to adjourn 2nd by: Brian