



April 12<sup>th</sup> 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.

Architectural Committee: Gina Millgate, (Chairman) Shane Tarbet, Dave Funkhouser, Nick Harris

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

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

**Guests:** Shane Tarbet, Mindy Record, Mary Record, Tonya Garreud, Cabot Peacock, Ursula Capewell, Steve Martinez and Antonio T.

**Welcome:** Meeting called to order by: Greg @ 11:30 A.M.

Second by: Brian

1) **Financial:**

a) Steve reviewed the financials and we have uncollected dues just under 6000.00. We have people overpay so we have unapplied cash. Reinvestment fee we made 13,000.00, collected more than expected. Taxes were higher than expected will be raised on new budget to cover next year. Snow removal leftover funds will roll into the emergency fund.

3) **Road Committee:**

a) Road committee drove the Ranch to put together the list of work this summer that needs to be completed. Went over all proposed improvements in the meeting.

4) **Architectural Committee:**

a) Lots of improvements on the Ranch, people are working at improving their homes. Tri county has made changes on septic; be sure you know what those changes are if you are adding a septic.

5) **Dumpster/ Weeds Committee:**

a) Still seeing inappropriate waste left at dumpsters. Please use them appropriately. Will add dumpsters for Memorial weekend. Weeds (thistle) will be sprayed when they start to immerge.

6) **Open Issues:**

a) Dark skies initiatives, may have 2 or 3 that are not want to complying, letters were sent and discussions are in process as to how we move forward.

b) No open burning. Fire restrictions in place, no open burning on the Ranch. Gas firepits are always an option.

c) Waiting on warmer weather to have company that did asphalt at the front make repairs.

d) Fire Marshall to be at annual meeting.

e)

7) Next meeting will be: Annual meeting May 24<sup>th</sup>, 10:00 am, see newsletter or website.

8) Motion to adjourn meeting: Gina

Motion to adjourn 2<sup>nd</sup> by: Greg