



Bandanna Ranch Homeowners Association
Meeting Minutes
5/24/2025

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: Residents of Bandanna Ranch

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

Second by: Brian

Thanks all that came out to support the HOA Board, we appreciate your questions and your continued involvement on the Ranch. Hopefully all of your concerns were addressed and you learned a few things about all the board does.

1) **Financial:**

a) Steve Hille covered budget, and answered many questions. Reinvestment fee added about 13K to the budget. All details can be seen on the website financials are posted.

3) **Road Committee:**

a) Looking to get the pavement started towards the end of July, need to schedule with company that won the bid. Roads are the biggest expense on the ranch, please follow speed limit of 25, let your guests know the speed limit and the expectation of not tearing up the roads.

4) **Architectural Committee:**

a)

5) **Dumpster/ Weeds Committee:**

a)

6) **Open Issues:**

a) Dark skies initiatives, about 10 lights left on the ranch that need to be dealt with, details can be found in the CCR's on what is acceptable.

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

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. Pay attention out there, be safe.

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. Please keep your dogs on your property and under control. Dogs cannot run the ranch if you see loose animals please call animal control so we can be sure all are safe.

e) Respect your neighbors and be kind.

f) If drones are over your property please contact the Sheriffs office.

g) Thunder Ridge Airpark, had to pay attorneys to go over letter received about Bandanna HOA paying for the upkeep of the airpark.

h) Getting bids for new cover for the front dumpsters.

Held a vote for Stagecoach board member and Doc Savage will serve another two years.

7) Next meeting will be: June 21st, SSD Water board meeting room.

8) Motion to adjourn meeting: Gina

Motion to adjourn 2nd by: Steve