



Bandanna Ranch Homeowners Association June 2026 Meeting Minutes

HOA Board Members

President: Greg Record-Chuck Wagon/ Moose Ridge Trustee
Vice-president: Ursulah Capewell—Buckboard Trustee
Treasurer: Steve Hille—Stagecoach Trustee
Secretary: Debbie Elmer—Elkhorn Trustee
Trustee: Dave Larson—Trustee at Large

Account/CPA: Kristen Mar/ Steve Hille

Roads/Maintenance: Greg Record (chairman), Dale Savage; Snow Removal.
Butch Berger, Dave Peterson

Architectural Committee: Shane Tarbet (chairman), Dave Funkhouser, Nick Harris

Dumpster/Weeds Committee: Blake Anderson (chairman), Robert Landon, Sharon Brown, Steve Martinez

Attendance: Greg Record, Dave Larson, Steve Hille, Shane Tarbert, Ursula Capewell, Debbie Elmer, Mindy Record, Mary Record, David Elmer, Dale Capewell.

Welcome: Meeting called to order by: Greg Record @ 10:04am
Second by:

REPORTS

- 1) **Financial:** Steve Hille
 - a) A balance sheet report dated 6-5-26 was provided
 - b) Income/Expense report also provided.
 - c) 100+ members have not paid HOA dues; Fee is due May 30 every year.
- 3) **Road Committee:** Greg Record
 - a) 2026 road tour identified 9 areas of maintenance/repair
 - 1) Bandana Drive to pit run to Bryan's driveway 5-6 loads to smooth
 - 2) Culvert on Colt Road. Already have the culvert.
 - 3) Thunder Ridge, 10-12 loads for all of Thunder Ridge.
 - 4) Old Airport Road, 5% of budget.
 - 5) Colt Road, 5 loads on area that is at pit run, below where culvert installed.
 - 6) Elkhorn Dugway, 5 loads to build up low point below culvert.
 - 7) Horseshoe 3-5 loads between Y and top of hill.
 - 8) Stagecoach S-turn where materials ran out on last repair, 5-10 loads.
 - 9) Clean out the bottom of the hill on Airport Road; suggested use of a clay based mixture.

- 4) **Architectural Committee:** Shane Tarbert
 - a) Continuing requests submitted to architectural committee.
 - 1)Chuckwagon-small fence for dogs
 - 2)Buckboard-garage/add to shed
 - 3)Airport-solar panel for power
 - 4)Buckboard-add deck & sunroom
 - 5)Elkhorn-steel carport
 - 6)Buckboard-sunroom & roof pitch
 - 7)Elkhorn-enclosed garage
- 5) **Dumpster/ Weeds Committee:**
 - a) Dumpster-new fencing looks good. Mention of adding longer rebar to maintain concrete stop blocks.
- 6) **Open Issues:**
 - a) Redo on front blacktop. President will contact company to begin repair project.
- 7) **New Business**
 - a)Discussion of non-payment properties and sending to collections
 - b)DNR email: an email regarding an easement/access agreement from 1991 that had not been recorded. The board agreed to table the issue and obtain further explanation regarding the request.

Next meeting will be: July 18, 2026

Meeting adjourned: 12:27pm