



Bandanna Ranch Homeowners Association July 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

Financials/CPA: Steve Hille/Kristen Mar

Roads/Maintenance: Greg Record (chairman), Dale Savage
Snow removal, Ursula Capewell

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

Dumpster/Weeds Committee: Blake Anderson (chairman), Robert Landon, Sean Boyd, Steve Martinez,
Dave Larson, Tim Norris

Attendance: Greg Record, Steve Hille, Ursula Capewell, Debbie Elmer, Mindy Record, Mary Record, David Elmer, Dale Capewell, Tim Norris, Nick Harris, Dale Savage, Tami Wall, Joe Beyer. Excused: Dave Larson

Welcome: Meeting called to order by: Greg Record @ 10:05
Second by:

REPORTS

- 1) **Financial:** Steve Hille
 - a) A balance sheet report dated 7-17-2026 was provided
 - b) Income/Expense report also provided.
 - c) 100+ members have not paid HOA dues; Fees are due by 5-30-2026
 - d) A detailed report of members not paid was provided to the Board.
 - e) Discussion on the best method to collect fees. Sending a reminder statement was mentioned. No action taken.

- 3) **Road Committee:** Greg Record
 - a) Discussion regarding two areas for maintenance
 - 1) Colt Road and Airport hill; estimates for each project was obtained and submitted. In addition to the detailed estimates provided, Greg was able to provide an enhanced explanation of the Airport Hill proposal. The project would involve the use of road base, gravel, a road roller and water truck.
 - 2) No action taken.

- 4) **Architectural Committee:** Shane Tarbert
a) Report provided by Nick Harris. No new business to report. A question was asked regarding signs. The answer cautioned using Blue Stakes before doing any digging.
- 5) **Dumpster/ Weeds Committee:**
a) Longer rebar to maintain concrete stop blocks was put in place. Thank you.
b) Weed control appears to be effective. Possible small area of existing thistle.
- 6) **Open Issues:**
a) DNR and the unrecorded 1991 document with Ford's. A meeting with DNR is scheduled for August 4, 2026. The meeting will be attended by President, Greg Record.
- 7) **New Business**
a) REMINDER to everyone about the possible devastation of fire. Call 911 if you see any fire. The use of an app alerting nearby fires was suggested. WATCH DUTY and/or CODE RED were suggested. Code Red is affiliated with Duschene County.
b) Snowplow committee. Discussion of creating a committee to communicate the areas of needed snow removal. All areas of the Ranch should be included. Some areas have differing plowing needs.
- 8) **Recurring Issues**
a) The roads have been graded after the July 4th weekend. Positive comments and appreciation were posted on FB.
1) despite continued reminders, the roads still get misused.
b) Dogs running at large. For the safety of all residents, guests and wildlife, animals must be kept under the owners control.
c) Water levels are still low. Please conserve and use water wisely.

Next meeting: August 29, 2026

Meeting adjourned: 11:25am