



Bandanna Ranch Homeowners Association August 29, 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, Dave Larson, Debbie Elmer, Mindy Record, Mary Record, David Elmer, Dale Capewell, Tim Norris, Nick Harris, Joe Beyer.

Welcome: Meeting called to order by: Greg Record @ 10:01
Second by: Steve Hille

REPORTS

- 1) **Financial:** Steve Hille
 - a) A balance sheet report dated 08-28-2026 was provided
 - b) Income/Expense report also provided.
 - c) The statement sent last month was productive. Many unpaid dues were paid.
 - d) The 2026 Property tax notification has been received. Payment is due November 2026.
 - e) The online payment feature is available for HOA Fee payments.

- 2) **Road Committee:** Greg Record
 - a) Roads will be re-graded after the Labor Day Holiday.
 - b) Front chip-seal project continues to be unacceptable. Discussion regarding the correct process for road resurfacing. It was suggested that a further legal remedy could be pursued. The project was a significant expense with poor and unsatisfactory results.

- 3) **Architectural Committee:** Shane Tarbert
 - a)Requests and notifications continue to be sent for approval.
- 4) **Dumpster/ Weeds Committee:**
 - a) No report provided.
 - b) Bulk waste dumpsters will be provided for the Labor Day weekend.
 - c) Reminder to everyone to follow the rules posted at the dumpster sites.
- 5) **Open Issues:**
 - a) DNR and the unrecorded 1991 document with Ford's. President was in communication with the DNR. Explanations indicate much is inapplicable/not relevant. The purpose of a new document is for easements regarding access to areas in the front of the Ranch. The document has not been signed.
- 6) **New Business**
 - a)Signs. Discussion regarding speed limit signs on the roads. It was presented that the street signage also be refurbished.
 - b)Access points. A road has been excavated near the boundaries of the Ranch which allow entry into the Ranch. Across that road is a locked gate with one-way only access onto the Ranch. There is a NO TRESSPASSING sign on the gate, with identifying information. The Board was able to inspect the area in question. The Board determined the area to be a nuisance. This is because of recurring road damage, unauthorized access and resident safety. Several possible solutions were discussed. One solution is to use available materials, to place a gate with similar signage, facing the unauthorized access area. The Board voted in favor of this solution. Additionally, the use of a security camera for the area was approved. As well as a metal cable barrier extending from the gate.
- 7) **Recurring Items**
 - a)Water levels are still low. Please conserve and use water wisely.
 - b)Fire restrictions remain in place.

Next meeting: September 20, 2026. Note this is a Sunday.

Meeting adjourned: 11:17am