



Bandanna Ranch Homeowners

Association

September 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, Ursula Capewell, Debbie Elmer, Mary Record, David Elmer, Dale Capewell, Randy Christ, Nicholas Harris, Joseph Beyer, Pat Philabaum.

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

REPORTS

- 1) **Financial:** Steve Hille
 - a) A balance sheet report dated September 18, 2026 was provided
 - b) Budget report dated September 18, 2026 also provided.
 - c) A/R aging summary dated September 18, 2026 was provided. Discussion regarding unpaid 2026 dues and the collection process. It was determined that one additional billing attempt would be allowed before a collections deadline of October 19, 2026. After that date the remaining unpaid HOA fees will be referred for legal collection.
 - d) The prospect of increasing HOA fees in 2027. A portion of Article VI, 6.2, B. was provided. Any fee increase cannot exceed 20% in a 12-month period. That amount would be approximately \$50.00 per lot. No action taken.
- 3) **Road Committee:** Greg Record
 - a) Discussion regarding the front gate asphalt project. The potholes have been corrected. The Chip Seal remains sparse and not sticking. The company will continue to be contacted to make improvements. Photos before and after the work have been reviewed. There is evidence of slight

changes, but the current condition is mediocre. The work done at the second area of the project, remains questionable. It was also indicated that a “special assessment” was approved for this project.

b)The roads have again been graded.

c)The repairs on Airport and Colt road are being finalized.

4) **Architectural Committee:** Shane Tarbert

a) Nothing to report.

5) **Dumpster/ Weeds Committee:**

a) There was discussion regarding the use and misuse of the dumpsters. There is an increase in the cost to provide this valuable service to the Ranch.

b)Unexpected dumpster fee monthly increase will be over the 2026 budgeted amount.

c)Discussion to allow the third garbage bin at the back gate to remain until after the hunting season.

6) **Open Issues:**

a)Identified nuisance area near the OakHills subdivision. In order to protect the safety of the Ranch, and provide direct evidence to Law Enforcement, the use of security cameras has been approved. There is a reasonable cost associated with camera use.

Several options have been presented, Trespassing and destruction of Ranch property can be easily identified. The discussion to move forward is ongoing. Costs involved will be addressed in 2027 budgeting.

7) **New Business**

a)Road signs. It was proposed and accepted that the signs marking each road be improved.

The signs will be uniform and the markings upgraded. The Board voted to reallocate funds for this project. Trustee-at-large, Dave Larson has volunteered to install the replacement signs.

Next meeting will be: November 14, 2026

10:00am

Steve Hille home.

Meeting adjourned: 11:25am