



November 15, 2025



Bandanna Ranch Homeowners Association Meeting Minutes

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: Dave Funkhouser, Vickie Savage, Shane Tarbet, Mindy Record, Mary Record, Dave Larsen, Nicholas Harris, Brent and Kris Watcher, Cheresa Dunkle, Rusty Reese, Pat Philabaum, Joan Childers Ursala Capewell, Dale Capewell, Gary Ballard

Welcome: Meeting called to order by: Greg @ 10:00 a.m.

Second by: Brian

1) **Financial:**

a) Steve reviewed the financials, past dues are lower, balance of those not sent to collections will the week of November 17th. A new registration fee required by the state for HOA's was paid and it is a yearly fee. Reinvestment fees are continuing to come in.

3) **Road Committee:**

a) We will have a final grader pass on the Ranch before snow comes. There was talk about plowing on unimproved areas, and plows will not go where they could get stuck. Please reach out to the board if you see any problem areas that need to be addressed. There has been a lot of visual evidence of destructive driving, discussions on how to manage. Please remind your children and or guests that fines will be levied if tracked to your lot.

4) **Architectural Committee:**

a) Approval for 3 improvements. Multiple improvements approved; committee recommends checking with Duchesne County to ensure you are aware if any permitting needs.

5) **Dumpster/ Weeds Committee:**

a) Fencing is up and board working on installing concrete barriers to keep dumpsters in place and keep fence from being damaged. Dumpsters have been doing better, keep up the good work.

6) **Open Issues:**

a) Dark skies initiatives, approximately 9 left on Ranch. Another round of letters will go, working to get all removed. CCR's were updated in 2021 and they are not allowed on Ranch.

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

c) Thunder Ridge HOA president to send link to their website, so people can link over.

d) Hunting on Oakhills Ridge, they are using access thru Bandanna as a road was created on private property , will work to close access thru Bandanna.

e)

7) Next meeting will be: January 17th, Steve Hille's home.

8) Motion to adjourn meeting: Gina

Motion to adjourn 2nd by: Doc