

**Hidden Valley Ranches HOA**  
**A Covenant-Controlled Community**  
**PO Box 325, Florence, Mt 59833**

**Regular Board of Directors MEETING**  
**Florence Admin Building 20250813 1800**

---

Call to Order-Time: 1812

Board Members Present: Chris   X  , Penny   X  , Nancy   X  , Clyde   X  , Vacant       

Association Members Present: Eric J. Kurtz

1. Accept Meeting Minutes
  - a. 20250709-HVR-HOA-Monthly
    - i. Motion Passed:        Does Not Pass:
2. Treasury Report Financial Statements Review
  - a. Funds Available as of 20250813
    - i. Admin Account:
    - ii. Roads Account:
      1. \$38,000 allocated for 2025/26 Snow removal contract
      2. \$10,000 being held for emergency repairs
      3. Remainder
  - b. Motion to accept Treasury report
    - i. Motion passed       , does not pass
3. Roads:
  - a. Nothing to report
4. New Business
  - a. Review Letter of Information for the following address
    - i. 500 FESCUE SLOPE RD FLORENCE
      1. Owners: PORTER DONALD L JR & KATHY L
      2. Legal Description: S17, T10 N, R19 W, ACRES 5.01, IN NE INDEX 58 CS #796916-F PARCEL 1 (GIFT)
      3. Recently the Porters split there 10 acre lot into two 5 acre lot in 2024. At this point we sent them an additional bill on account they now have to billable lots. They felt this was in error. We worked with the Attorney to verify. In this discovery process it was determined there were some issues to how they split their lot. Furthermore, there are concerns how they intend to develop their lot in the future to ensure they are in compliance with covenants and by-laws. We have legal history with them, and a standing judgment.
      4. Review letter informing the Porters that they do now owe for two lots, and voice our concerns about there future plans.
  - b. Review complaint of Violations for the following address

- i. 335 Hidden Valley Road Florence
    - 1. Owners: Reeves, Marc and Kevin Legal Description: S18, T10N, R16W, Acres 1.66, IN NENE INDEX 39, CS #3858 Parcel 7B-1A
    - 2. Complaint the property is turning into a dump
    - 3. Locations are in violation of Article VII of the following protective Covenants Section 6; Maintenance Section 9; Nuisances Possible Section 12; Sanitary Restrictions
    - 4. Motion to Develop and Send Letter
  - c. Review complaint of Violations for the following address
    - i. 589 FESCUE SLOPE RD
      - 1. Owners OFFEN PATRICK Legal Description: S16, T10 N, R19 W, ACRES 6.12, IN NWSW INDEX 21 17-10-19 IN NESE INDEX 47 CS #1833 LOT 2
      - 2. Complaint Shipping container.
      - 3. This is in violation of ARTICLE VII. PROTECTIVE COVENANTS Section 2. Buildings. No buildings shall be erected, altered or placed or permitted to remain on any Tract other than a dwelling, a private garage, and related out buildings. No temporary structure, trailer, mobile or other portable home, basement, tent, shack, garage, barn or other out building shall be used as a residence on said premises.
    - d. Eric J. Kurtz's Consideration and Nomination to the HVR HOA Board of Directors acting in the position of At Large "focus on Road Projects". Term Present to 202603
      - i. ARTICLE VI. BOARD OF DIRECTORS Section 10. Vacancies. Any vacancy occurring in the Board of Directors may be filled by the affirmative vote of the majority vote of the remaining directors, though less than a quorum. A director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office.
      - ii. Make motion, or Table for September meeting.
- 5. Oberlander Case Update
  - a. Review Oberlander's response 20250913 to our settlement offer sent to him 20250501.
- 6. Meeting adjourned @

