

Hidden Valley Ranches HOA
A Covenant-Controlled Community
PO Box 325, Florence, MT 59833
Regular Board of Directors MEETING
Florence Elementary School 20260812 1800

Call to Order-Time: 1805

Board Members Present: Chris X , Nancy X , Clyde X , 4th position open, 5th position open

Association Members Present: Terry Hyrne, Joanne Foley

1. Motion to Accept Meeting Minutes
 - a. 20260708-HVR-HOA-Monthly Meeting
 - i. Motion Passed: X Motion Does Not Pass
 - b. 20260710 Conference Call
 - i. Motion Passed: X
2. Treasury Report Financial Statements Review
 - a. Information from our accountant was not available at the time of this meeting
 - b. Funds available as of July 1st
 - i. Admin: \$7,663
 1. Payments made since July 1st :
 - A. Legal: \$1,291
 - B. Bookkeeping: \$628
 - C. Current balance is \$5744
 - ii. Roads: \$101,000
 1. Subtracting:
 - A. Emergency fund: \$10,000
 - B. Budgeted Snow removal contract: \$38,000
 - C. Payment to Mr Asphalt for pothole repair: \$18,500
 - D. Leaves \$34,800 for possible asphalt overlay
 - c. So far 44 lot owners have not fully paid their annual assessment
 - A. 24 have not paid the second assessment of \$200
 - B. 20 have not paid the full amount of \$752
 - C. If these lot owners paid that would give the HOA an additional \$19,840 for admin/roads
 - D. Our accountant will be sending out letters to these lot owners
3. Road Report
 - a. Potholes and Crack fill completed by Mr Asphalt
 - i. More work was completed than initially anticipated increasing the cost to \$18,500 (original estimate was \$14,995)
 - ii. Motion made to approve paying Mr Asphalt \$18,500
 - A. Motion passed: X Motion does not pass:
 - b. Sign update: Clyde will begin contacting contractors next week for estimates for installing our road signs

4. Snow Plowing: Chris has contacted 6 companies and is awaiting final bids
5. Oberlander case update: HOA Board Session
6. Meeting adjourned @: 1835
7. New Business:
 - i. Eric Kuntz resigned from the board this past week
 1. Motion to send out a mailer notifying members of the coming road grading and also to ask members to consider joining the board as we are down to three board members and will soon be down to two.
8. Oberlander case Update: none
9. Meeting adjourned @ 1837