

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

Regular Board of Directors MEETING
Florence Elementary School Room 507 20260218 1800

Call to Order-Time: 1800

Board Members Present: Chris X , open , Nancy X , Clyde X , Eric X

Association Members Present:

1. Accept Meeting Minutes
 - a. 20260114-HVR-HOA-Monthly
 - i. Motion Passed: X Motion Does Not Pass:

2. Treasury Report Financial Statements Review
 - a. Funds Available as of 20260218
 - i. Admin Account: \$3,222
 - ii. Roads Account: \$99,292
 - b. Motion to accept Treasury report
 - i. Motion passed X , does not pass

3. Roads:
 - a. 2026 Asphalt Projects
 - b. 2026 Gravel Projects
 - i. Discussion on Aspen Way
 - c. 2026 Street Sign Inventory
 - i. Signs that need replacing/upgrading
 - ii. Private road signs
 - iii. HOA welcome sign on Hidden Valley Rd

4. 2026 Annual Meeting
 - a. Annual meeting notice mailer needs to be sent out with a post mark no later than March 1st.
 - b. Annual Meeting Agenda initial review
 - c. Conference call on Mar 2 at 2pm to review Annual meeting agenda

5. New Business: none

6. Oberlander case Update: none

7. Meeting adjourned @ 1850

