

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

**Hidden Valley Ranches HOA 2026 Annual Meeting**  
**Dayspring Church Florence 20260316 1830**

Call to Order-Time: 1830

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

1. 2026 Annual Meeting Quorum Determination
  - a. 20260316 Tracts Represented:
  - b. Proxies Accounted for:
  - c. Quorum Requirements
    1. 202603 HOA Tracts: 331
    2. 202603 Required Tracts or Proxies to present a Quorum: 83
    3. 202603 Tracts and Proxies Present: 34
    4. 202603 Quorum Reached: Yes:     No: X
2. Meeting Agenda overview and guidelines
3. Introductions HVR HOA Board of Directors
  - a. Chris Roemer Tenure 202503-202703 Current Position-President
  - b. (open position) Tenure 202403-202603 Current Position-TBD
  - c. Nancy Jennings Tenure 202503-202703 Current Position-Treasurer
  - d. Clyde Scott Tenure 202403-202603 Current Position-Secretary
  - e. Eric Kurtz Tenure 202403-202603 Current Position -At Large
4. Welcome Message and general information: Presented by the President
  - a. Roles and Responsibilities of the HOA Board
  - b. Contributing to the board
    1. Monthly meetings are held at the Florence Elementary School rm 507 on the second Wednesday of every month
    2. All are encouraged to attend and provide input
    3. If you wish to join the board, please attend the monthly meetings and express your interest
5. 2026 Dues Increase: Presented by the President and Treasurer
  - a. 2026 Annual Assessments increased by \$1.00 for a total of \$54.00
  - b. 2026 Road Maintenance Charge Increased by \$200.00
    1. First Billing of \$498.00 was due on January 31<sup>st</sup>, 2026
    2. Second Billing of \$200.00 will be due on May 1<sup>st</sup>, 2026
    3. Total Road Maintenance Charge is \$698.00 (\$58.17/Month per Tract)
  - c. Increase to road dues based on a 20-year Road Maintenance Plan
    1. 680,000 square feet of asphalt road requiring maintenance
    2. 34,000 square feet of road should be overlaid yearly
    3. Today's estimated cost for per square foot of overlay is

- A. 2inch overlay: \$2.65
    - B. 3inch overlay: \$2.75
  - 4. Estimated Dirt Road Grading per year: \$19,000
  - 5. Estimated Pot Hole repair yearly: \$5,300
  - d. These are today's estimates. Prices will change due to inflation/cost increases
  
- 6. Treasury Report/Financials: Presented by the Treasurer
  - a. 2025 Income and expenses report for Admin
    - 1. Collected in 2025: \$16,392.90 (94%)
    - 2. Spent in 2025: \$15,741.10
    - 3. Carry Over to 2026: \$775 (Includes carryover from 2024)
  - b. 2025 Income and Expenses report for 2025
    - 1. Collected in 2025: \$103,714 (97%)
    - 2. Spent in 2025: \$96,760.28
      - A. 2019 Road Loan: \$28,702.78
      - B. Legal Fees (road issues): \$6,552.50
      - C. Road Paving & Patching: \$11,655.00
      - D. Road Repairs: \$11,850.00
      - E. Snow Removal & Sanding: \$38,000
      - F. Carry Over to 2026: \$6,953.72
  - c. 2026 estimated Funds and expenses
    - 1. Admin Funds
      - A. Estimated Admin Dues collected: \$16,466 (94%)
      - B. Projected Expenses (based on 2025 expenditures): \$16,000
      - C. Projected year-end balance: \$1241 (includes 2025 carry over)
    - 2. Roads
      - A. Fixed expenses
        - a. 2019 Road Loan
        - b. Snow Removal: \$38,000
        - c. Emergency Funds not Committed: \$10,000
      - B. Estimated funds available for road maintenance: \$114,000
  
- 7. 2026 Road Report presented by HOA Board
  - a. Dirt roads:
    - 1. Special Emphasis items for 2026
      - A. Ensure a proper crown is put on all gravel roads
        - a. Aspen Dr
          - 1. Move gravel from sides of the road to the middle to help with the crown and improve drainage
      - B. A board member will be present to insure this is accomplished
  - b. Asphalt Roads:
    - 1. Priority this year is paving Hidden Valley S. south of Wheatgrass
  
- 8. 2025/26 Snow Removal Report: Presented by HOA Board
  - a. Discussion on the reasoning for a 3-year contract at a fixed cost
    - 1. Difficulty in finding a licensed contractor to commit to a by-time contract

2. Contract ensures that we have snow removal year over year
9. Secretary Report: Presented by the Secretary
  - a. Please visit us on our Website as well as Facebook  
(<https://www.facebook.com/hvrhoa>)
10. Litigation Update: Oberlander Litigation Statement of Case Provided by Jones & Houston
11. Elections: If Quorum was reached at start of the meeting
  - a. A quorum wasn't achieved so elections couldn't be held
12. Questions and discussion
13. Meeting adjourned @ 2005