

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

**Special Board of Directors Meeting**  
**Conference Call 20251119 15:00**

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Call to Order-Time: 1500

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

Association Members Present: None

1. Discussion on a request by Mark Comfort (941 Hidden Valley Rd S, Florence MT 59833). They wish to build a Shop building and are requesting a variance on the 100ft setback from the center of the road to 80ft (as allowed in the covenants) in order to properly set the new building. Their neighbors have sent emails to the HOA indicating that they didn't have a problem with a variance.
  - a. Motion to approve the variance
    - i. Motion is passed x Motion does not pass
2. Meeting adjourned @ 1513