

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

**Annual MEETING**

**Dayspring Church Florence Mt 20240318 18:30**

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Call to Order-Time: 18:30

Board Members Present: Chris\_X, Penny\_X, Nancy\_X, Clyde\_X, Katie\_(Absent taking care of family)

1. HOA Property/Parcel Owner Sign in
  - a. Association Members Present: 22 Voting Members Present
  - b. Proxies Presented: None
  - c. HOA member total: 327 Required for Quorum: 82
  
2. Dues Discussion
  - a. 2024 Annual Assessments for the Admin Account: increased by \$2.00 to a total of \$52.00
  - b. 2024 Road Maintenance Assessments increased by \$48.00 to a total of \$468.00
  - c. Assessments had not been raised since 2019
  
3. Treasury Report Financial Statements
  - a. Admin Report for 2023
    - i. Admin fees cover Insurance, Accounting, and items not covered in the road dues.
    - ii. Admin fees collected: \$15,786
    - iii. Admin Expenses: \$12,305
    - iv. Net Admin income: \$3,481
  - b. Road Maintenance for 2024
    - i. Road fees cover road maintenance, legal fees associated with our roads, snow plowing/sanding and our outstanding loan
    - ii. Road Assessment fees collected: \$87,946
    - iii. Total road expenses: \$107,861
    - iv. Difference (-\$19,915) covered by 2022 carryover
  - c. Admin and road funds are in different bank accounts and do not mix
  
4. 2023 Road Report
  - a. All dirt roads were graded by Shadow Asphalt at a cost of \$10,450
  - b. Pot hole patching was by Shadow Asphalt at a cost of \$8,840
  - c. Snow Removal/Sanding contract for the winter of 2023/24 was \$35,000
  - d. We are losing our snow plowing company for next winter as he is moving out of state. Anyone who knows of someone who does snow removal and is licensed/bonded by the state and is interested in bidding on the contract , please pass their information to the HOA board

5. 2024 Budget and Projects
  - a. Estimated funds available (based on 95% collected)
    - i. Administrative \$21,354 (\$16,154 collected and \$5,200 carryover from 2023)
    - ii. Roads: \$125,144 (\$95,144 est. collected and \$30,000 carryover from 2023)
  - b. Administrative expenses for 2024: \$12,305 (based on 2023 actual exp.)
  - c. Roads fixed expenses for 2024
    - i. Loan payment \$28,703 (paid in February)
    - ii. Emergency Funds \$10,000
    - iii. Anticipated Snow removal/sanding \$35,000
  - d. Estimated funds available for road repairs/maintenance **\$51,441**
  
6. Projects being considered for 2024 or should be accomplished in the near future
  - a. Asphalt Overlay
    - i. Hidden Valley Rd S 815 HVS to 920 HVS "quote"- \$117,040
    - ii. Wheatgrass Rd 2955ft "estimate"- \$113,767
    - iii. HVR S/Wheatgrass intersection, up road 1272ft- \$49,049
  - b. Road repair and Maintenance Project Options
    - i. Crack fill major cracks of paved roads- \$25,250
    - ii. Pot hole repair Hidden Valley South- \$10,600
    - iii. Road Grading- \$12,100
    - iv. Mag Chloride application at time of grading- \$23,500
  
7. Secretary Report
  - a. Please visit us on our website as well as Facebook
  - b. A review on how to contact the board
    - i. Email: [HiddenVR@gmail.com](mailto:HiddenVR@gmail.com)
    - ii. Web: <https://www.hiddenvalleyranches.com>
    - iii. Facebook: <https://www.facebook.com/hvrhoa>
    - iv. Phone: 406-646-6347 (leave a message and your call will be returned)
    - v. If you wish to set up venmo payments:  
<https://www.venmo.com/u/HiddenValleyRanchesHOA>
  
8. Litigation report: Litigation Statement of Case Letter provided by Jones & Houston
  
9. Elections: A quorum was not reached, so according to the By-Laws elections were not held
  
10. As always, we ask that you join the Board at our Monthly meetings. We appreciate your interest and input
  - a. Meetings are held the 2<sup>nd</sup> Wednesday of each month at 6:00pm and are held at Florence/Carlton School Administration Building (across the street from the school)
  
11. Meeting adjourned @ 20:30

