

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

Regular Board of Directors MEETING
Florence Elementary School Room 507 20251008 1800

Call to Order-Time: 1809

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

Association Members Present: Eric Kurtz, Walt Richards

1. Accept Meeting Minutes
 - a. 20250709-HVR-HOA-Monthly
 - i. Motion Passed: X Does Not Pass:
 - b. 20250910-HVR-HOA Monthly
 - i. Motion Passed: X Does Not Pass:

2. Treasury Report Financial Statements Review
 - a. Funds Available as of 20251008
 - i. Admin Account: \$3,097
 - ii. Roads Account: \$15,695
 - b. Motion to accept Treasury report
 - i. Motion passed X, Does Not Pass

3. Roads:
 - a. Road Account Summary
 - i. Snow Plow Contract 2025/26 payment has been made

4. New Business
 - a. 2026 Dues
 - i. Motion to increase Annual Assessment "Admin Fee" by \$1.00
 1. Motion Passed: X Does Not Pass:
 - ii. Motion to increase road maintenance Charge by \$200.00
 1. Motion Passed: X Does Not Pass:
 - b. Eric J Kurtz's Consideration and Nomination to the HVR HOA Board of Directors acting in the position of At Large (Term is present to 202603)
 - i. ARTICLE VI. BOARD OF DIRECTORS Section 10. Vacancies. Any vacancy occurring in the Board of Directors may be filled by the affirmative vote of the majority of the remaining directors, though less than a quorum. A director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office.
 - ii. Motion to nominate Eric J. Kurtz to the At Large (term present-202603).
 1. Motion Passed: X Does Not Pass:

5. Oberlander case Update: None

6. Meeting adjourned @ 1930