

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

**Regular Board of Directors MEETING**  
**Florence Admin Building 20240710 18:00**

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Call to Order-Time: 18:00

Board Members Present: Chris\_X\_, Penny\_X\_, Nancy\_X\_, Clyde\_X\_, Vacant\_\_\_

Association Members Present: None

1. Accept Meeting Minutes
  - a. 20240612-HVR-HOA-Monthly
    - i. Motion Passed: \_\_X\_ Does Not Pass: \_\_\_
  
2. Treasury Report Financial Statements Review
  - a. Accounts Receivable
    - i. 91% of Admin dues have been collected
    - ii. 96% of road dues have been collected
  - b. Motion to accept Treasury report
    - i. Motion passed \_\_X\_, does not pass \_\_\_
  
3. Roads:
  - a. Plowing Contract discussion: Contractor still finalizing his proposal
  - b. Summer road work discussion
    - i. Shadow Asphalt has completed overlay work on lower part of Meadow Grass and southern parts of Hidden Valley South. Cost of the project was approximately \$50,000.
    - ii. Discussion on culvert cleanout. Decision to ask our attorney clarify our easement options.
  
4. New Business
  - a. AirBnB and VBRO's within the HOA
    - i. Motion to have our attorney send Cease and Desist Letter to both suspected businesses. Motion Passed: \_\_X\_\_ Does Not Pass: \_\_\_
    - ii. HOA Sign on Hidden Valley Rd S north end still needs to be replaced. Discussion on possible locations and design/costs.
  
5. Meeting adjourned @ 18:45

