

HIDDEN MINE RANCH OWNERS' ASSOCIATION, INC.
ANNUAL OWNER'S MEETING
THURSDAY, MARCH 20, 2025 – 9:00 A.M.

Present by Zoom:

Rusty Johnson
Matt Dungan
Ira Conn
Will & Coral Frischkorn
Michael
Jeff & Nicola Jones
Derek Zeck
Steve Langbein
Damon Wright
Virginia & Chris
Ryan Darby, Toad Property Management

Proxy to Will Frischkorn: Roy Cole

Ryan called the meeting to order at 9:10 a.m. and confirmed a quorum. Notice of the meeting had been mailed on March 4, 2025.

Will Frischkorn made a motion to approve the minutes of the March 28, 2024 annual meeting. Coral Frischkorn seconded the motion and it was unanimously approved.

Ryan introduced himself and encouraged owners to reach out to him with questions or concerns.

Will Frischkorn said a new construction project would be starting in the Summer. An insurance company would be making a payment for the replacement of the gate and the gate would be installed as soon as possible. Landscaping improvements had been made in 2024. Will encouraged owners to assist with trail management during the Summer. The roads had been very muddy at different times during the Winter and the Board would discuss the application of Mag Chloride. Will explained some additional speed limit signs – 20 mph - would be beneficial. A Mailbox had been added at the entrance in 2024. Will said the Post Office needed to provide the keys but there was no update of when that might happen. Will would notify the owners who had signed up to use the Mailbox as soon as the Post Office completed the work.

Will explained the 2025 Budget had been prepared based on 2024 actuals and went through the various line items. Two years remained on the loan, approximately \$43,000, for the Reservoir project. Once the loan was paid improvements around the Reservoir could be considered. A small dues increase might be necessary in 2026 as costs continued to increase. Will said snow removal had generally been good but it was a large expense.

Ryan explained the 2025 Budget had been approved by the Board. No veto was made and the 2025 Budget was ratified.

Ryan said the Board had discussed adjusting the annual meeting date so a Budget could be ratified prior to the start of the new year. The next meeting was scheduled for December 11, 2025 at 9:00 a.m. (MT).

The gate had been damaged by a guest at Thanksgiving and their insurance company would be covering the cost of replacement. The 4 bar gate had been ordered and some sort of reflective signage was suggested.

The Board was thanked for their work. Will said there would be a short Board meeting immediately after the Annual Meeting.

At 9:40 a.m. the meeting adjourned.

Prepared by Rob Harper
Toad Property Management