



Fox View Land and Estates Homeowners Association
4360 Fox View Loop
Helena, MT 59602

2025 Annual Meeting Agenda

October 29, 2025 – 6:30 PM – L&C County Library – 120 South Last Chance Gulch, Helena

Sign-in will begin at 6:20 PM

6:30 PM Welcome & Introductions – Stanley Jaynes, President

- A. October 15, 2024 HOA annual meeting
 - a. Quorum of 21 required but only 17 lots were represented
 - b. 2nd meeting online November 8-10, 2024
 - c. 2nd meeting results shared with members on November 12, 2024
- B. Treasurer's Report – Jacqui Sedify
 - a. 2026 proposed budget
- C. Old Business
 - a. Walking path and road edges sprayed by NitroGreen for cost of \$1,403
 - b. 2023 pavement engineering assessment was revisited in 2025
 - i. Board decided to defer another assessment until 2027 and continue crack sealing
 - ii. Crack sealing was done by Hi Tech Coatings at a cost of \$4,260
 - c. Snow removal was \$1,750
 - d. Architectural Review committee approved two submissions for a new roof & retaining walls
 - e. No formal CCR complaints were received
 - f. Proposals were solicited, an informational meeting was held and online voting were conducted about raising fees to hire an HOA Management company. The measure required 2/3rd of members to approve but failed with 16 approving and 15 rejecting
 - g. The Rental working group submitted proposed administrative rule changes to the board which the board returned with comments. The Rental group submitted a revised proposal for an administrative rule change. The board decided to defer further consideration of the matter for now.
- D. New Business
 - a. 2026 Annual assessment
 - i. The annual assessment has been static for years while the cost of everything has risen
 - ii. In the near future, the dues will no longer cover current expenditures
 - iii. The assessment can be increased by no more than 5% without a 2/3rd majority approval
 - b. 2026 HOA Budget approval
 - c. HOA Board nominations
 - d. If we don't have a quorum or run out of time, voting will be online
 - e. Open forum
- E. 8:00 PM Adjourn