Foxtail Village Homeowners' Association
Board Minutes
December 12, 2025

The Board met December 12, 2025 at 2:00pm, at Connie Wentz' home. The scheduled meeting was delayed two days to accommodate travel schedules. Connie, Bob Turnquist, and Bryan Meyers were present. The following items were discussed:

- Bryan presented the November financial report, which was approved.
- The Board discussed a preliminary 2026 HOA budget. The budget will be finalized following the December financial report. The 2026 monthly HOA fee is expected to remain at $175/month.
- At the previous Board meeting, Ray Massie discussed with the Board whether the removal of a dead tree in the shared planting area between his home and Ron Ortscheid's home should be the individual owners' shared responsibility or generally that of the entire HOA. The issue was submitted to arbitration. On October 29 the arbitrator, in consultation with a lawyer, determined that "unit owners are 'responsible for all maintenance and repairs to…the landscaping beds contiguous to the unit,' regardless of whether it is a common element or not." Because the tree in question is contiguous to two homes, the Board will send notices to Massie and to Ray Ortscheid inquiring about their plans to remove it.
- Next spring the HOA will specifically mark those trees which are the responsibility of the HOA to maintain. Previously documented discussions with the HOA developer will dictate which trees which will be marked.
- A records request from Ray Massie was fulfilled on December 5.
- The Board will formalize a record retention policy to conform to Montana state law. The policy will be adopted and posted at our next meeting.
- The HOA annual meeting will be held at 6:30pm, January 13, 2026, at Connections Church, 5554 Grand Avenue. The meeting will include an election to fill Bryan's expiring Board position. The Board will email notices to all owners.

The meeting adjourned at 3:00pm. The next regular Board meeting will be Wednesday, January 7, 6:30pm, at Bryan Meyers' home.