

***Foxtail Village Homeowners' Association
Board Minutes
January 7, 2026***

The Board met January 7, 2026, at 6:30pm, at Bryan Meyers' home. Bryan, Connie Wentz, and Bob Turnquist were present. The following items were discussed:

- Bryan presented the December (final 2025 year-end) financial report, which was approved.
- Bryan presented the proposed 2026 HOA budget. The Board approved the budget, which will be presented at the Annual Meeting. The 2026 monthly HOA fee remains at \$175/month.
- The Board reviewed and adopted a formal record retention policy (attached) to conform to Montana state law. The policy is posted on the website.
- The HOA annual meeting will be held at 6:30pm, January 13, 2026, at Connections Church, 5554 Grand Avenue. In addition to mandated agenda items, the meeting will include an election to fill Bryan's expiring Board position.

The meeting adjourned at 7:15pm. The next regular Board meeting will be Wednesday, March 4, 6:30pm.

Summary of Foxtail Village HOA Recordkeeping Policy

Adopted January 7, 2026

Corporate records

Montana law (MCA 35-2-906) requires that the Board maintain the following records (written or digital):

- Minutes of all meetings of its members and board of directors, a record of all actions taken by the members or directors without a meeting.
 - Resolutions adopted by its board of directors relating to the characteristics, qualifications, rights, limitations, and obligations of members.
 - Minutes of all meetings of members and the records of all actions approved by the members for the past 3 years
- Accounting records.
 - Financial statements available to members for the past 3 years.
- Record of members.
 - Names and business or home addresses of current directors and officers
- Articles or restated articles of incorporation and all amendments to them currently in effect.
 - Bylaws or restated bylaws and all amendments to them currently in effect.
- Most recent annual report delivered to the Secretary of State.

Inspection of records by members

- A member is entitled to inspect and copy, at a reasonable time and location specified by the Board, records of the corporation if the member gives written notice at least 5 business days before the date on which the member wishes to inspect and copy.
- A member is entitled to inspect and copy any of the following records:
 - Excerpts from records required to be maintained,
 - Accounting records of the corporation,
 - Membership list.
- A member may inspect and copy the records only if:
 - The member's demand is made in good faith and for a proper purpose,
 - The member describes with reasonable particularity the purpose and the records the member desires to inspect,
 - The records are directly connected with this purpose.