

**Rehberg Ranch Community Association
Homeowners Association Meeting
February 18th, 2026**

In attendance: Jarrod Weenum, Tiffany Ricci, Joan Thullbery and Lisa Hildreth,
Called to Order by Tiffany @ 6:30pm

Agenda Item:	Treasurer's Report- Jarrod Weenum
Summary:	Checking: \$3969.33 Money Market: \$3,368.26 Trust: \$14,000.00 CD Investments - \$60,000.00 TOTAL CASH ON HAND: \$ 7,337.59 (not including trust or CD)

Agenda Item:	NEW BUSINESS
Summary:	<p><u>A. 2026 Budget Review</u> The Budget Committee, comprised of Paul Livingston and Lisa Hildreth, prepared and submitted the proposed budget for 2026 to the Board of Directors. This proposed budget was thoroughly reviewed and subsequently approved by the Board at the January meeting. Following approval, the budget was mailed to all homeowners to provide an opportunity for review and to invite any questions. At the HOA meeting, the committee presented a detailed overview of the annual expenditures and a report from the Treasurer was shared in support of maintaining the dues at the current rate. Homeowners were encouraged to provide input during this discussion, and no objections were raised. Based on this feedback and the financial review, it was decided that the annual dues will remain at \$360.00 for the year 2026.</p> <p><u>B. Board Officer Election</u> Following the resignations of Akvilina Rieger and Denny Rehberg, two vacancies were created on the Board of Directors. To address these openings, Lisa reached out to all homeowners via email, encouraging anyone interested in serving on the Board to submit their names for consideration. In the interim, Joan Thullbery stepped in to fill Akvilina Rieger's position, beginning her service on November 1, 2025. Additionally, Melissa Hoppman, another homeowner, expressed interest in joining the Board. No further nominations were received through email outreach, nor were any nominations made from the floor during the meeting. To ensure transparency and informed decision-making, ballots featuring brief biographies of both candidates were distributed via email and made available at the meeting. After collecting ballots from emails and from those cast at the meeting, the results confirmed support for both Joan Thullbery and Melissa Hoppman to serve as Board members. Their three-year terms will commence in January 2026 and conclude on December 31, 2028.</p>

	<p><u>C. Founder 2-Year Transition Period Expires</u></p> <p>The transition period for the Founder, Jan Rehberg, officially concluded on December 31, 2025. Throughout this time, the Board has engaged with Jan to discuss expectations and plans for future development of Rehberg Ranch Estates, as well as her ongoing role in the community. Although her formal transition period has ended, Jan will continue to actively participate by serving on the Design Review Committee. In this capacity, she will help ensure the continuity of both the governance and the distinctive aesthetic of Rehberg Ranch Estates when the community enters its next phase of development.</p>
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	<p>OLD BUSINESS</p>
<p>Summary</p>	<p>A. <u>2025 Annual Review/Updates:</u></p> <ol style="list-style-type: none"> <u>1.</u> Tree Replacement on Rod & Gun Club Boundary – John’s Home and Yard have replaced 5 trees along this buffer boundary between the road and our subdivision. Last year the drip system was refurbished to maintain these new plantings. <u>2.</u> Light Pole Discussion with City Parks Department - The proposed PMD (Park Maintenance District) increase was approved by City Counsel. The increased assessment will take approximately 3 years to build up enough reserve to fund all the light replacements. In the short term, Park staff will continue to maintain and repair the existing lights as needed. <u>3.</u> No Fire Abatement Funding Issued – The Board will follow this closely and apply for the grants as they come available for fire abatement in our community An email excerpt from the DNRC Grants Manager, John Moffat: Unfortunately, the statutory appropriation for wildfire mitigation and restoration work for fiscal years 2026 and 2027 was not triggered due to the Fire Suppression Account balance not meeting the statutory target at the end of fiscal year 2025. As a result, DNRC will not receive new statutory appropriation funds for wildfire mitigation projects, grants, or contracts in the coming biennium. The WUI funding for the City Park land and the Billings Rod and Gun Club will need to be applied for when the “Notice of Funding” is announced. This process has begun but we are still waiting for the Federal Budget to be established. The federal budget will determine if funding is allocated to programs that fund fuels mitigation projects on private and state lands. Since the HOA meeting in February, the funding sources have been unpredictable, unlike previous years. <u>4.</u> Split Rail Fencing along Iron Horse Trail and a Storage Shed for HOA-owned property are in the bidding stages. These are two larger maintenance items for 2026. <u>5.</u> Speeding & RV Parking Complaints –Please be mindful that the speed limit in our community is 25mph. We have tried many different deterrents and reminders, including a possible discussion of asking the city to install speed bumps. This has always been voted down by our residents. RV parking has gotten better throughout the years with strict implementation of community policies and working with the city. This includes campers, utility trailers, cargo trailers, boats & UTV trailers, etc.. These are not only eyesores, but create safety hazards. RVs cannot be parked more than 7 days within a 30 day period. Thank you for your support in keeping these items stored in an off-site storage facility. If you notice violations, you may call Code Enforcement @ 406-247-8611 or email to millera@billingsmt.gov

Agenda Item	OTHER BUSINESS/OPEN DISCUSSION
Summary	<p>A. <u>Website:</u> Please refer to our website Design Guidelines, CCRs, By-Laws, Directory and important neighborhood news. This has saved the Association a lot of money in printing/mailing costs! rehbergranchcommunity.com</p> <p>B. <u>Treatment for Goundhog migration:</u> We have purchased solar powered ultrasonic deterrents to try first. If this doesn't work, we may need to pursue more expensive, professional options.</p> <p>C. <u>Sewer Ejector Pump Updates:</u> Ambient H2O is not offering insurance on the <i>originally installed</i> ejector pumps due to the lifespan of those pumps has passed. They are, however, still offering a reduced price for our community for install of an upgraded ejector pump which comes with a 5-year warranty and labor for \$3200.00. After the 5-year warranty has expired, they will offer an annual fee for service and replacement, if needed for \$250.00-\$275.00. They have a storehouse with replacement pumps, so if there is a problem, your pump is just replaced immediately. Call Ambient H2O for more information: 406-969-2022</p> <p>D. <u>Emergency Gate:</u> A homeowner questioned about the emergency evacuation gate at the furthest north end on Iron Horse Trail. Originally, this was an alternate escape route that ends in Alkali Creek in the Heights. This road has not been maintained for years and now with the new Inner Belt Loop, the Board will need to look into this to see if it is at all passable during an emergency.</p>
	Adjourned 7:45pm