

Shining Mountains North/Mustang Ranch HOA Annual Meeting Minutes

Date: 7/25/26

The annual meeting was called to order at 3:00 p.m.

Board Members Present

- Bob Snowden, President
- Tanya Matson, Treasurer
- Denise Siedentopf, Vice President/Acting Secretary
- Kirk Siedentopf, Board Member
- Drew Fuller, Board Member
- Drew Navin, Board Member

General Members Present

Mark Rodrigo, Linda Snowden, Casey Navin, Ray and Helen Harris, Craig Shirley, Greg and Laurie Frings, Michael Schlenker, Rob and Cathy Huyser, Sue and Tim Sommers, Linda Palmer, Bill Witt, Jim Hayney, Chris Murphy, and Jim and Jane Barta.

Approval/Correction of Minutes

The minutes of the July 22, 2026, meeting were reviewed. A correction was made to reflect that "\$750 was submitted to the HOA." Drew Fuller made a motion to approve the corrected minutes. The motion passed.

Reports of Officers

Treasurer's Report

The Treasurer presented the Checking Account Summary and HOA Dues Summary for both Shining Mountains Airpark and Mustang Ranches as of July 22, 2026 (see attached reports).

The following items were discussed:

- The cost of gravel and magnesium chloride work completed on Big Sky Road was divided between Shining Mountains and Mustang Ranches based on the number of lots accessing Big Sky Road, with the majority of benefiting lots located within Mustang Ranches.
- GoDaddy and Intuit had been billing only Mustang Ranches. The expenses were divided equally, and Shining Mountains reimbursed Mustang Ranches for one-half of the fees.
- The HOA renewed the State Land Lease. State representatives inspected the property to ensure it was not being overused and found that it was not being used at all. Had the HOA not renewed the lease, it would have been opened for public bidding.
- Weed spraying reimbursement from the previous year had been issued solely to Mustang Ranches. A reimbursement check for one-half of the amount was issued from Mustang Ranches to Shining Mountains.
- The Montana Secretary of State initially rejected filings for both Shining Mountains and Mustang Ranches because annual filings had not been completed since 2020. All required filings and fees have now been brought current, and both associations are in good standing with the State.

Denise Siedentopf moved to approve the Treasurer's Report. The motion passed.

President's Report

Bob reported that Madison County plans to chip seal Airport Road from Lockheed Road to Mustang Road beginning in August.

Bob also reported on a 45-minute discussion with Mr. Martin, the purchaser of the northwest properties adjacent to the airport. Mr. Martin stated that the goal of the project is to attract aircraft from Bozeman, where airport capacity is

limited. He also indicated that a \$750 HOA payment for 2026 dues would be submitted. Approximately 30 acres have been purchased, with plans to expand the north ramp and construct two large hangars.

Discussion was held regarding possible revisions to the HOA covenants. Based on legal counsel's advice, the Board determined that pursuing covenant amendments would be prohibitively expensive and therefore would not proceed at this time.

The Board noted that the current covenants authorize an annual dues increase of up to 10 percent. Drew Fuller made a motion to increase annual dues by \$25, bringing the annual dues for both Shining Mountains and Mustang Ranches to \$275, effective January 1, 2027. The motion passed unanimously.

No member in good standing volunteered to serve on the Board. A brief recess was taken, during which the Board appointed:

- Drew Fuller as President
- Drew Navin as Secretary

After reconvening the meeting and announcing the appointments, Denise Siedentopf made a motion to appoint Kathy Barta as Treasurer. The motion passed. Drew Fuller then made a motion to remove Tim Irwin as a general Board member. The motion passed.

President Bob Snowden, Treasurer Tanya Matson, Vice President/Acting Secretary Denise Siedentopf and Board Member Kirk Siedentopf announced their resignations effective August 15, 2026.

Old Business

The Postmaster advised that if the HOA wishes to install cluster mailboxes, the HOA must obtain a site and purchase the cluster mailbox units. The Postmaster also stated that no additional individual mailboxes may be installed at the intersection of Airport Road and U.S. Highway 287. Existing mailboxes must comply with the required height of 41 to 45 inches.

Discussion was also held regarding:

- Adding gravel to the 90-degree turn from Big Sky Road up Shell Creek Road to Mule Deer Road.
- Blading Lockheed Road.

New Business

No new business was brought before the membership.

Next Meeting

The date of the next meeting will be announced.

Meeting Adjournment

Denise Siedentopf made a motion to adjourn the meeting. The motion passed, and the meeting was adjourned at 4:00 p.m.

Mustang Ranches Account Balance

Balance as of 7/21/26	\$14,622.77
Additional Deposit 7/22/26	+\$250.00

Shining Mountains Airpark Account Balance

Balance as of 7/21/26	\$6,305.50
Additional Deposit 7/22/26	+\$500.00

Mustang Ranches Dues Summary

2026-2027 (as of 7/21/26)

75 billable lots

Total dues due for fiscal year	\$18,750.00
Amount collected of above date (44 lots)	\$11,000.00
Amount owed	\$7,750.00

2025-2026 update

73 billable lots

Total due for fiscal year	\$18,250.00
Amount collected	\$17,250.00
Amount owed *3 property owners	\$1,000.00

2024-2025 update

73 billable lots

Total due for fiscal year	\$18,250.00
Amount collected	\$17,250.00
Amount owed *3 property owners	\$1,000.00

Mustang Ranches HOA

2025-2026 Fiscal Year (7/1/25-6/30/25)

Date	Check #	Amount	Payee	Reason
7/9/25	174	\$1,000.00	SM Airpark	Reimbursement
7/9/25	Debit	\$7.00	Intuit	Quickbooks
7/29/25	175	\$25.00	Madison Valley Fire	Annual Meeting Rental
9/4/25	176	\$810.00	Bob Snowden	Mowing
9/9/25	Debit	\$70.00	Intuit	Quickbooks
10/9/25	177	\$14,245.50	Matson Excavation	Mustang, Bronco, Tolman
**Portion of Mustang paid by property owners				
10/9/25	Debit	\$70.00	Intuit	Quickbooks
11/3/25	Debit	\$46.38	GoDaddy	Website
11/10/25	Debit	\$70.00	Intuit	Quickbooks
12/9/25	Debit	\$70.00	Intuit	Quickbooks
1/9/25	Debit	\$70.00	Intuit	Quickbooks

2/9/26	Debit	\$76.00	Intuit	Quickbooks
3/9/26	Debit	\$76.00	Intuit	Quickbooks
3/17/26	178	\$88.00	USPS	Box Rental
3/17/26	179	\$25.00	DNRC – Land Trust	Renewal App
3/17/26	180	\$25.00	DNRC – Land Trust	Renewal App
4/9/26	Debit	\$76.00	Intuit	Quickbooks
4/13/26	Debit	\$227.64	GoDaddy	Website
5/11/26	Debit	\$76.00	Intuit	Quickbooks
6/9/26	Debit	\$76.00	Intuit	Quickbooks
6/11/26	181	\$114.99	Tanya Matson	Envelopes, stamps, paper
6/11/26	182	\$2,239.32	Mountain Valley	Mag Chloride
6/11/26	183	\$6,308.45	Matson Excavation	Big Sky Drive Prep for mag and etc
6/12/26	184	\$911.38	DNRC	State Land Lease

Shining Mountains Airpark Dues Summary

2026-2027 (as of 7/21/26)

51 billable lots

Total dues due for fiscal year	\$12,750.00
Amount collected of above date (24 lots)	\$6,000.00
Amount owed	\$6,750.00

2025-2026 update

51 billable lots

Total due for fiscal year	\$12,750.00
Amount collected	\$11,500.00
Amount owed *5 property owners	\$1,250.00

2024-2025 update

51 billable lots

Total due for fiscal year	\$12,750.00
Amount collected	\$12,000.00
Amount owed *3 property owners	\$750.00

Shining Mountains Airpark

2025-2026 Fiscal Year (7/1/25-6/30/25)

Date	Check #	Amount	Payee	Reason
7/11/25	182	\$25.00	MV Rural Fire District	Annual Meeting Rental
7/24/25	183	\$23.75	Bob Snowden	Lockheed Sign Repair
9/4/25	184	\$6,815.00	Matson Excavation	Lockheed Gravel
9/4/25	185	\$405.00	Bob Snowden	Mowing
10/9/25	186	\$6,205.00	Matson Excavation	Stearman, Lockheed, Big Sky
**Portion of Stearman Lane paid by property owners				
3/17/26	187	\$88.00	USPS	Box Rental
6/11/26	188	\$114.99	Tanya Matson	Envelopes, stamps, paper
6/11/26	189	\$1,100.68	Mountain Valley	Mag Chloride
6/11/26	190	\$2,306.95	Matson Excavation	Big Sky Drive Prep for mag
6/12/26	191	\$911.38	DNRC	State Land Lease