

Shining Mountains Airpark/Mustang Ranches HOA Meeting

Date: Thursday, June 25, 2026

Call to Order: 6:00pm

Members Present: Bob Snowden, Tanya Matson, Drew Fuller, Drew Navin

President's Report: Bob picked up all the paperwork including the covenants and by-laws the attorney had in his possession since the January meeting with him. The attorney did not offer any suggestions on changes we can make to the covenants or how to proceed with changing them. He did not charge for any of his time due to the delay in getting us information.

The members discussed how to proceed with short term rentals in the association but due to lack of information from the attorney, decided not to move forward with the issue at this time.

NorthWestern Energy will not provide power for the Storter Minor Subdivision unless the HOA signed off on a letter allowing access through the easement. Drew Fuller made a motion to allow Bob Snowden to sign the letter on behalf of the association. Drew Navin seconded the motion. All voted in favor.

Mark Gates requested additional gravel be hauled and spread on Airport Road towards Tolman Creek. Board voted to table the discussion until someone from the board could meet with Mark and determine where he thinks the gravel is needed.

There has been no word from the landowner on W Hawker regarding his thoughts about contributing funds toward the cost to move the access from Lockheed on to W Hawker. At this time the board decided not to move forward with any work on that portion of the road.

Board discussed the idea of increasing the dues to \$275 for the 2026-2027 fiscal year. The board can approve a 10% increase without a vote from the members. This will be discussed at the annual meeting.

Treasurer's Report: No new activity

New Business: Board discussed the mowing of the road. Drew Fuller made a motion to hire Bob Snowden to mow in late July. Drew Navin seconded the motion.

Drew Navin has been attempting to rewrite the covenants. It has been time consuming and not sure if it is worth the time. He has a great start but it is tedious. The board will discuss his progress prior to the annual meeting.

Adjourn: 7:00pm