

Emergency Shining Mtns Air Park/Mustang Ranches HOA board meeting minutes

1.8.2026 at 6pm at the Snowden Residence

Attendance – Tim Irwin, Drew Navin, Drew Fuller, Bob Snowden, Jim Hajny, Tonya Mattson, Denise and Kirk Siedentopf

Discussion

Review of letter to members regarding short-term rentals discussed at the November 2025 HOA meeting

Action

- Hold off on informational letter to members - all agreed
- Contact attorney regarding covenant changes - Bob
- Develop letter to notify the members of proposed covenant changes - Tonya

Discussion/Plan

Timeline for 2026 for proposed member ballot updates to covenants (see previous minutes for details)

- July 25 3pm Annual member meeting
- June HOA meeting – prepare for the annual member meeting
- May HOA meeting – process ballot results
- Returned by April 30
- April 1 send out ballot to all members
- March 12 HOA meeting
- Feb 12 HOA meeting

Discussion

Drew Navin submitted an updated or cleaner version of the covenants for review. See attached.

Bob worked on trespassing issues with county attorney and Sheriff's Office.

Discussion on issues and possible options

No action at this time

Adjoined 7:16pm