

Shining Mountains North/Mustang Ranch HOA Meeting Agenda

Date: 11/14/24

Call to Order: 6:30 p.m. President Bob Snowden, Treasurer Tanya Matson, Secretary Denise Siedentopf, and Board Members Jim Hajny, Linda Snowden and Kirk Siedentopf present.

Approval/Corrections of Minutes

Adopt minutes of 9/12/24. Kirk moves to adopt minutes as presented, motion passes.

Reports of Officers

Treasurer's Report:

No rebate to date from County on weed spray reimbursement. Reimbursement for a certified letter to Shining Mountains Lot 25A.

Tanya submits HOA Dues Summary and Checking Account Summary as of 11/14/24 for both Shining Mountains Airpark and Mustang Ranches (attached to minutes.)

Denise makes a motion to approve the treasurer's report and reimbursement, motion passes.

Presidents Report:

Bob reports rocks moved off easement on Lockheed. In addition, Bob advised he mowed grass October 3rd and 4th for major ingress/egress.

Old Business:

Matson Excavation used 260 yards of gravel to shape and blade Big Sky. Elk Valley took 120 yards and is leveled. Lockheed had a lot of clay and ½ mile had to be done. The ½ mile had to all be done or not do Lockheed at all. Lockheed took 520 yards of gravel. Matson billing for a ¼ mile for \$6,800 due now and the other ¼ of a mile at \$6,800 will be due 8/2025 interest free. An agreement is signed to reflect the same. Denise makes motion to pay invoices as presented and the other invoice to be paid in full August of 2025, Linda seconds and motion is passed.

New Business:

Next Meeting: 1/23/24 at 6:30 p.m. at the Snowdens.

Meeting adjourned: Kirk makes motion to adjourn, motion passes and meeting adjourned at 7:39 p.m.

Mustang Ranches

HOA Dues Summary – as of 11/14/24

Number of lots	74
Total amount available	\$18,500.00
Lots billable for 2024-2025	72
Total amount available	\$18,000.00
Number of lots paid as of 11/14/24	61
Amount paid	\$15,250.00
Number of lots due	11
Amount due	\$2,750.00
Amount owed in back due HOA fees	\$4,600.00

***5 property owners*

Mustang Ranches

Checking Account Summary

Account Balance as of 8/31/24	\$19,959.50
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Outstanding Checks

NONE

Deposits 9/1/24-11/14/24

9/12/24	\$500.00
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10/4/24	\$750.00
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10/30/24	\$250.00
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Debits

11/04/24 GoDaddy.com	-\$23.17
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Available Funds as of 11/14/24	\$21,436.33
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Shining Mountains Airpark

HOA Dues Summary – as of 11/14/24

Number of lots	51
Total amount available	\$12,750.00
Number of lots paid as of 9/11/24	43
Amount paid	\$10,750.00
Number of lots due	8
Amount due	\$2,000.00
Amount owed in back due HOA fees	\$4,350.00

***5 property owners*

Shining Mountains Airpark

Checking Account Summary

Account Balance as of 8/31/24	\$12,679.08
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Outstanding Checks

NONE

Deposits after 9/1/24-11/14/24

9/12/24	\$250.00
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10/4/24	\$550.00
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10/30/24	\$250.00
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Debits

10/8/24 Check #174 Bob Snowden	-\$9.68
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11/4/24 GoDaddy.com	-\$23.17
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Available Funds as of 11/14/24	\$13,696.23
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