

Shining Mountains Air Park/Mustang Ranch HOA Meeting Agenda

Date: 11/20/25

Call to Order:

Board members present - Bob Snowden, Denise and Kirk Siedentopf, Jim Hajny, Tim Irwin, Drew Fuller, Drew Navin

Approval/Corrections of Minutes

Adopt minutes of 10/9/2025- Drew made a motion to approve with changes. Denise seconded.

Reports of Officers

Treasurer's Report:

Shining Mtns Airpark 47 of 51 lots are up to date with dues

Mustang Ranches 67 of 73 lots are up to date with dues

See attached

Secretary of State annual report was filed and is up to date

Denise made motion Drew seconded motion. Motion passes.

President's Report:

Trespassing (hunting) issues have been brought to the Sheriffs office and county attorney's attention. Bob will follow up on the status of the roads and public access vs private. Bob will also check on an updated printed map.

Old Business:

Contractor MOU final draft approval -Drew F made a motion to approve the Contractor MOU Bob seconded the motion. Motion passes. Effective immediately. To be posted on website.

Update on the green cabin -Sanitation has been notified and provided a list of rules for the HOA. County told him to cease and desist. Porta toilet was delivered on site. Tonya will notify will property owner.

State land lease will be renewed on December 31

New Business:

Supreme court ruling on short term rentals/HOA covenants reviewed and discussed. A letter to all members with ruling will be drafted by the secretary. We want to "bring this to everyone's attention"

MCA title 15 Chapter 68 description of short-term rentals definition is less than 30 days.

Covenants are always available on our website. mustangranches.org

Full version PDF on website

Discussed-

Proposed changes to the covenants for further discussion

Suggestion of Initiation fee of \$2000 on all new construction or title changes/transfers

Suggestion of Revert lot size to a minimum 10 acres 20/10 10 stays tens. Grandfathering would allow current property owners to still divide in 5 acre lots.

This may take another notice to members and vote at annual meeting in July 2026. 51% approval of current members needed to make the covenant change. Will continue conversation at next meeting.

New mobile home set on blocks in lot 5P. Bob will talk to owners to check status. Review construction application.

Next Meeting: January 22 2026 6pm

Meeting adjourned: Drew makes motion to adjourn. Denise seconded the motion. 7:32pm