

Shining Mountains North/Mustang Ranch HOA Meeting Agenda

Date: 9/12/24

Call to Order: 6:30 p.m. President Bob Snowden, Treasurer Tanya Matson, Secretary Denise Siedentopf, and Board Members Jim Hajny and Linda Snowden present. Board Member Kirk Siedentopf absent. General members Terry Gates and Rob Huyser are present.

Approval/Corrections of Minutes

Adopt minutes of 7/13/24. Tanya moves to adopt minutes as presented, motion passes.

Reports of Officers

Treasurer's Report:

Tanya submits HOA Dues Summary and Checking Account Summary as of 9/11/24 for both Shining Mountains Airpark and Mustang Ranches (attached to minutes.)

Discussion is held regarding checks written by the HOA. Although the minutes contain all financial information, Tanya will make a separate spreadsheet for checks written for Mustang Ranches and Shining Mountains.

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

Presidents Report:

Bob reports that he would like help reaching out to delinquent members via the phone. Denise offered to assist.

Lot 2A was not in compliance with regards to a septic system. The property owner reached out to Matson Excavation to have one installed. Tanya will speak with the owner to see what the status of a permanent structure in order to bring the property into compliance with the county square foot requirement.

Lot 25A still has rocks in the roadway and the HOA is sending a letter out.

Bob would like to resign as president as stated at the annual meeting. Discussion was held regarding all the accomplishments during Bob's tenure. Denise made a motion to elect Jim Hajny as president. Presidential duties were discussed, and Jim said he would need to think it over. Denise withdrew her motion and Bob advised he would continue to the first of the year and revisit resigning as the president.

Old Business:

A rebate check has not been received to date from the county for the weed spray product.

New Business:

Discussion was held on securing board members, however recognizing the difficulty getting anyone to step up and volunteer.

Next Meeting: 11/14/24 at 6:30 p.m. at the Snowdens.

Meeting adjourned: Denise makes motion to adjourn, motion passes and meeting adjourned at 7:32 p.m.

Mustang Ranches

HOA Dues Summary – as of 9/11/24

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 6/12/24	 57
Amount paid	\$14,250.00
 Number of lots due	 15
Amount due	\$3,750.00
 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
-------------------------------	-------------

Outstanding Checks

NONE

Deposits after 8/31/24

#1012	\$500.00
-------	----------

#1471	\$500.00
-------	----------

Available Funds	\$20,459.50
------------------------	--------------------

Shining Mountains Airpark

HOA Dues Summary – as of 9/11/24

Number of lots	51
Total amount available	\$12,750.00
Number of lots paid as of 9/11/24	39
Amount paid	\$9,750.00
Number of lots due	12
Amount due	\$3,000.00
Amount owed in back due HOA fees	\$4,350.00
<i>**5 property owners</i>	

Shining Mountains Airpark

Checking Account Summary

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

Outstanding Checks

NONE

Deposits after 8/31/24

NONE

Available Funds

\$12,679.08