

Shining Mountains North/Mustang Ranch HOA Annual Meeting Agenda

Date: 7/13/24

Call to Order: 2:58 p.m. President Bob Snowden, Treasurer Tanya Matson, Secretary Denise Siedentopf, and Board Members Kirk Siedentopf and Linda Snowden present and Jim Hajny absent. General members present Dixie Smith, Randy Smith, Mindy Fuller, Helena Harris, Ray Harris, Shawn Fast, Craig Shirley, Rob Huyser, Cathy Huyser, Chris Murphy, Chase Girdner, Megan Girdner, Amber Stamsta, David Stamsa, Jane Barta and Teresa Gates present.

Approval/Corrections of Minutes

Adopt minutes of 6/27/24. Linda moves to adopt minutes as presented, motion passes.

Reports of Officers

Treasurer's Report:

Treasurer provides Checking Account Summary and HOA Dues Summary for both Shining Mountains Airpark and Mustang Ranches (see attachments) as of June 12, 2024.

Discussion held regarding weed spraying. Helen Harris asks if bids were requested. President Bob Snowden advises that the county reimburses the weed product so minus the product Dino Fanelli is cost effective.

Denise moves to adopt the Treasurer's Report, motion passes.

Presidents Report:

President thanks the board for their work.

Weeds along the roads were going to be mowed once last time in fall but the overgrowth is high so it will need to be mowed sooner. Received a bid for mowing at \$145 an hour, however Bob is using his tractor at \$100 with no charges for labor. Bob spent \$700 of personal funds after last winter servicing his tractor.

Every road in subdivision was worked on. Approximately \$8,700 to finish Mustang Road, low spots have been filled. Ray Harris advises Bronco and McDeed Creek have ruts in them from rain. Bob and Kirk to check.

With regards to the 5 road signs and posts that were knocked down and stolen, replacement posts were \$92 each, \$100 for each street sign, and \$20 per cap. County donated 4 posts and the county paid for 2 county signs, HOA paid for 3. Steve and Bob put up posts and signs.

Discussion held on spray kill for 2025 on east and west roads. Helen asked if spray animal friendly and Tanya confirmed that Dino Fanelli uses animal friendly kill spray.

Bob advised there were two resignations and Tanya Matson joined the board as the Treasurer as well as Jim Hijney and Linda Snowden as General Board Members. Bob opened the floor to nominations, and no one stepped up.

A letter went out regarding water rights and Bob advised that wells, ditches and run offs are not part of the water rights.

Old Business:

Bear pamphlets were given to Linda Snowden and they were available to members on the back table.

Craig Shirley asked if the board had the four drawer cabinet and Bob confirmed.

Helen Harris asked about the cluster box. After to putting it out to the members no one expressed an interest.

New Business:

Discussion regarding past dues and that the board has no lien authority. There are 5 that are past due in Shining Mountains and 5 past due in Mustang Ranches.

A gentleman put up \$2,500 to help with road work.

A certified letter will be sent out with regards to rocks in a road way with a deadline of August 15, 2024, to have the rocks moved out of the roadway.

Next Meeting: 9/12/24 at 6:30 p.m. at the Snowden's residence.

Meeting adjourned: Denise makes motion to adjourn, motion passes and meeting adjourned at 6:39 p.m.

Shining Mountains Airpark

Checking Account Summary

Account Balance as of 6/30/24	\$4,514.56
Deposit on July 12, 2024 (dues)	\$8,000.00
Account Balance as of 7/12/24	\$12,514.56
Outstanding Checks	
Check #171 (Dino Fanelli – Weed Spraying)	-\$598.32
Check #172 (MV Rural Fire District – Rental)	-\$25.00
Available Funds	\$11,891.24

Shining Mountains Airpark

HOA Dues Summary – as of 6/12/24

Number of lots	51
Total amount available	\$12,750.00
Number of lots paid as of 6/12/24	32
Amount paid	\$8,000.00
Number of lots due	19
Amount due	\$4,750.00
Amount owed in back due HOA fees	\$4,450.00

***5 property owners*

Mustang Ranches

Checking Account Summary

Account Balance as of 6/30/24	\$7,234.41
Check #158 (Snowden) 7/9/24	-\$39.44
Account Balance as of 7/9/24	\$7,194.97
Deposit on July 12, 2024 (dues)	\$9,750.00
Account Balance as of 7/12/24	\$16,944.97
Outstanding Checks	
Check #160 (Dino Fanelli – Weed Spraying)	-\$598.31
Check #162 (MV Rural Fire District – Rental)	-\$25.00
Available Funds	\$16,321.66

Mustang Ranches

HOA Dues Summary – as of 6/12/24

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	39
Amount paid	\$9,750.00
Number of lots due	33
Amount due	\$8,250.00
Amount owed in back due HOA fees	\$4,600.00

***5 property owners*