

Shining Mountains North/Mustang Ranch HOA Meeting

Date: 7/24/25

Call to Order: 5:56 p.m. Present President Bob Snowden, Vice President Denise Siedentopf, Treasurer Tanya Matson, General Members Drew Navin, Drew Fuller and Kirk Siedentopf. Absent Secretary Jim Hajny.

Approval/Corrections of Minutes

Denise makes motion to amend minutes of 7/12/25, motion passes with 7/12/25 minutes adopted as amended

Reports of Officers

Treasurer's Report:

Mustang Ranches

See Attached

Shining Mountains

See Attached

President's Report:

Bob advises that everything west is mowed. Lockheed needs to be graded. The street sign on Stearman and Lockheed to be installed.

Old Business:

- Roads – Mustang Road owners currently contributing to upcoming road work. Bronco needs to be bladed. Big Sky from Hawker to Elk Valley to be graded. Stearman owners contributing to upcoming road work. Drew makes motion to complete road improvements, motion passed.
- Speed Signs – 25 mph signs to be installed
- Secretary of State 501c3 – Tanya applied and should be up to date by next week.
- Payment of balance for Lockheed for 24 road work – Denise makes motion to complete payment to Matson Construction for remainder of balance due for road work completed in 2024 on Lockheed, motion passes.

New Business:

Discussion held on the increase of traffic on the roads in the HOA.

Certified letter received regarding a subdivision on Lot 2A.

Next Meeting: 8/26/2025 at 6 p.m. at Bob Snowden's house.

Meeting adjourned: Tanya make motion to adjourn, motion passed unanimously. Meeting ends at 7:26 p.m.

Mustang Ranches

HOA Dues Summary – as of 7/23/25

Number of lots	73
Total amount available	\$18,250.00

Number of lots paid as of 7/23/25	46
Amount paid	\$11,500.00

Number of lots due	27
Amount due	\$6,750.00

Amount owed in back dues for 24-25	\$1,250.00
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**4 property owners*

Amount owed in dues prior to 24-25 year	\$2,150.00
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**3 property owners*

Mustang Ranches

Checking Account Summary

Account Balance as of 7/12/2025	\$10,399.43
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Deposits after 7/12/25

7/12/2025	+\$3,500.00
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*14 HOA Payments

Debits after 7/12/25

Shining Mountains Airpark	-\$1,000.00
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Madison Valley Rural Fire District	-\$25.00
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Available Funds as of 7/12/25	\$12,874.43
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Shining Mountains Airpark

HOA Dues Summary – as of 7/12/25

Number of lots	51
Total amount available	\$12,750.00

Number of lots paid as of 7/12/25	34
Amount paid	\$8,500.00

Number of lots due	17
Amount due	\$4,250.00

Amount owed in back dues for 24-25	\$1,250.00
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**5 property owners*

Amount owned in dues prior to 24-25 year	\$3,000.00
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**5 property owners*

Shining Mountains Airpark

Checking Account Summary

Account Balance as of 7/12/2025	\$9,847.23
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Deposits after 7/12/25	\$4,900.00
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\$1,000 from MR for Arnold property

\$300 from Pitman for Stearman Lane improvements

\$800 from Dunphy for Stearman Lane improvements

\$800 from Hale for Stearman Lane improvements

\$2,000 8 HOA fees

Debits after 7/12/25	
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Madison Valley Rural Fire District	-\$25.00
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Available Funds as of 7/12/25	\$14,722.23
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***1,900 for Stearman Lane improvements**