

Shining Mountains Airpark/Mustang Ranch HOA Meeting

Date: 8/26/25

Call to Order: 6:05 p.m. Present President Bob Snowden, Vice President Denise Siedentopf, Treasurer Tanya Matson, Board Members Drew Fuller and Kirk Siedentopf and general member Tim Irwin present. Absent Secretary Jim Hajny and Drew Navin.

Approval/Corrections of Minutes

Tanya makes motion to adopt minutes of 8/26/25, motion passes.

Reports of Officers

Treasurer's Report:

Mustang Ranches

See Attached

Shining Mountains

See Attached

Discussion held on funds. Bob mowed both Mustang Ranches and Shining Mountains, Tanya makes motion to pay Bob \$405 for Shining Mountains and \$800 for Mustang Ranches, motion passes.

President's Report:

Board received a letter regarding a subdivision at the end of McDeed Road. The last 20 acre lot is proposed to be divided into four 5 acre lots with homes. There is a meeting at the county and Bob and Tanya will attend.

Old Business:

- Secretary of State 501c3 – Tanya working on.
- Certified letter received regarding a subdivision on Lot 2A. Will be sending a response letter regarding the building schedule proposed by owner for Lot 2A.
- Culverts flagged and painted with brighter paint. 35 mph signs to 25 mph.

New Business:

Tim Irwin voted in unanimously as new general board member.

Next Meeting: 10/9/2025 at 6 p.m. at Bob Snowden's house.

Meeting adjourned: Denise makes motion to adjourn, motion passed unanimously. Meeting ends at 7:19 p.m.

Mustang Ranches

HOA Dues Summary – as of 8/26/25

Number of lots	73
Total amount available	\$18,250.00
Number of lots paid as of 8/26/25	61
Amount paid	\$15,250.00
Number of lots due	12
Amount due	\$3,000.00
Amount owed in back dues for 24-25	\$1,250.00
<i>*4 property owners</i>	
Amount owed in dues prior to 24-25 year	\$2,150.00
<i>*3 property owners</i>	

Mustang Ranches

Checking Account Summary

Account Balance as of 7/31/2025	\$22,867.43
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Deposits after 7/31/25

8/26/25	\$3,000.00
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\$2,000 8 HOA fees

\$1,000 from Asher for Mustang Road improvements

Debits after 7/31/25

QuickBooks	-\$7.00
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Check #175	-\$25.00
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Debit Memo (Sommers)	-\$250.00
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Available Funds as of 8/26/25	\$25,585.43
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*\$1,000 for Mustang Road improvements

Mustang Ranches

Checking Account Summary

Account Balance as of 8/26/25	\$25,585.43
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Deposits after 8/26/25

9/3/25	\$2,250.00
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\$250 1 HOA fee

\$1,000 from Hamblin for Mustang Road improvements

\$1,000 from Shirley for Mustang Road improvements

Debits after 7/31/25

MT Secretary of State (2022)	-\$35.00
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MT Secretary of State (2023)	-\$35.00
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MT Secretary of State (2024)	-\$35.00
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MT Secretary of State (2025)	-\$35.00
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Available Funds as of 9/3/25	\$27,695.43
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***\$3,000 for Mustang Road improvements**

Mustang Ranches

Road Work Payments

\$1,000.00 from Asher for Mustang Road

\$1,000.00 from Shirley for Mustang Road

\$1,000.00 from Hamblin for Mustang Road

***\$3,000 for Mustang Road improvements**

Shining Mountains Airpark

HOA Dues Summary – as of 8/26/25

Number of lots	51
Total amount available	\$12,750.00
Number of lots paid as of 8/26/25	44
Amount paid	\$11,000.00
Number of lots due	7
Amount due	\$1,750.00
Amount owed in back dues for 24-25	\$1,000.00
<i>*4 property owners</i>	
Amount owed in dues prior to 24-25 year	\$3,000.00
<i>*3 property owners</i>	

Shining Mountains Airpark

Checking Account Summary

Account Balance as of 7/31/2025	\$15,471.50
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Deposits after 7/31/25

8/26/25	\$2,026.00
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\$2,000 8 HOA fees (7 current/1 past due)

\$26.00 from Christopherson for sign replacement

Debits after 7/23/25

Madison Valley Rural Fire District	-\$25.00
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Available Funds as of 8/26/25	\$17,472.50
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***1,900 for Stearman Lane improvements**

Shining Mountains Airpark

Checking Account Summary

Account Balance as of 8/26/2025	\$17,472.50
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Deposits after 8/26/25

9/3/25	\$300.00
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\$300 from Harrington for Stearman Lane improvements

Debits after 7/23/25

None

Available Funds as of 9/3/25	\$17,772.50
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***\$2,200 for Stearman Lane improvements**

Shining Mountains Airpark

Road Work Payments

\$300 from Pitman for Stearman Lane improvements

\$800 from Dunphy for Stearman Lane improvements

\$800 from Hale for Stearman Lane improvements

\$300 from Harrington for Stearman Lane improvements

***\$2,200 for Stearman Lane improvements**