

Shining Mountains North/Mustang Ranch HOA Meeting Minutes

Annual Meeting

Date: 7/15/2023

Call to Order: 3:00 p.m. President Bob Snowden, Treasurer Sue Sommers, Secretary Denise Siedentopf, Board Members Tim Sommers and Kirk Siedentopf all present, Board Member Chris Murphy absent. General members Dave Stamsta, Terry Gates, Tony Cruse and Penny, Jackie Arnold, Linda Snowden, Jim Barta, Jane Barta, Ray Harris, Helen Harris are present.

Approval/Corrections of Minutes

Adopt minutes of 7/9/2023. Sue makes motion, motion passed.

Reports of Officers

Treasurer's Report:

Hard Winter Costs:

For 2022/2023 the snow removal for Mustang Ranches was \$6,249.86 and for Shining Mountains was \$6,158.14.

Roadwork Costs:

For 2022/2023 the roadwork costs for Mustang Ranches was \$21,446 and for Shining Mountains was \$26,417.45. Shining Mountains to cover the grade work for Big Sky and Mustang Ranches to pay for the mag chloride on Big Sky.

Cedar Mountain Road was moved at the demand of a property owner. Cedar Mountain residents paid \$13,735 for the road work and \$8,500 paid by the HOA totaling \$22,235.

Spraying Costs:

Mustang Ranches paid \$622 in spraying fees.

Mowing Costs:

\$112.03 was spent on mowing by Bob Snowden.

Other Expenses:

\$210 was spent on signs.

A new website was created that contains current information for members. The website address is

www.mustangranches.org

Mustang Ranches

Collected: \$10,867.07 with all bills paid with includes \$5,950 in delinquent dues collected. Seven property owners donated \$16,235 for road work. There are seventy-four properties in Mustang Ranches. When this board was elected 26 properties were delinquent, as of June 30, 2023, only five are delinquent.

Shining Mountains

Collected: \$8,380.59 with the only outstanding bill for Bob Snowden for mowing. This includes \$4,006.44 in delinquent dues collected. There are fifty-two properties in Shining Mountains. When this board was elected 16 properties were delinquent, as of June 30, 2023, only four are delinquent.

President's Report:

Bob talked spoke about:

Road Improvements for 2023

- E/W Stearman
- E Hawker

- E Waco
 - Rebuilt Cedar Mountain Road
 - Mule Deer Road
 - Elk Valley Road
 - Big Sky
- ✓ Board collected \$2,250 from members to improve their roads offsetting some costs
 - ✓ Installed 3 new culverts for road protection from snow melt
 - ✓ New website
 - ✓ Collection of 2022 delinquent accounts down to 10 in April 2023 (does not include dues payable in June 2023)

To Do 23

- Lockheed Drive

Grass trimming/Weed Spraying 23

The HOA has a state land lease above Big Sky which is \$1,617. This ensures that someone doesn't come in grab the lease and run livestock on the land. Discussion was held on utilizing the land by the HOA to drill for water and lease the land for a summer income. However, members expressed that they would like to keep the land clear as green land.

Bob opened the floor for 2023/2024 board election. Discussion was held and the general members wish to retain the same officers and board members in attendance. It was noted that Board Member Chris Murphy was absent and that he submitted a letter of resignation. Jim Barta makes a motion to keep the current officers and board members in attendance for the 2023/2024, Tony Cruse seconded the motion. The motion was passed unanimously by paid members.

Old Business:

Tim Sommers spoke of the importance of neighbors helping neighbors and chipping in for road work as are dues at \$250 a year are so low and road work is expensive. Also, Tim recognized both Mark Gates and Gordy Matson for being members and working with the board.

New Business:

Kirk Siedentopf discussed putting in markers at the culverts for winter.

Next Meeting: September 13, 2023 Time: 6:30 p.m. Location: Bob Snowden's house

Meeting adjourned: Denise makes motion to adjourn, motion passed, meeting is concluded at 3:49.