

Shining Mountain Air Park/Mustang Ranches Home Owner Association Board Meeting

Location: Madison Valley Rural Fire Department

Date: December 20, 2021

Time: 6:30 pm

In Attendance: 12 people in attendance

Board Members in Attendance:

Kelcey Cherwin

Kirk Siedentopf

Jim Hajny

Joe Schultheis

Amber Stamsta

Trevor Lockhart

Board Members NOT In Attendance:

Rob Huyser

Sue Sommers

Tim Sommers

Opening remarks:

Discussion on minutes proposed that were presented by two board members, not the Secretary. We as a board listened to the previous meeting recording (all meetings are recorded) and concluded Rob Huyser was not excluded from the board.

Discussion amongst board members in attendance and, surrounding the scheduling of the next board meeting. Tentatively set for March 19th, time TBD. Trevor Lockhart motions for this date. Kelcey Cherwin seconds. Motion passes unanimously.

Discussion ensued on purchasing of snow removal equipment, skid steer, etc. After throwing out some numbers people had researched and some discussion with Amber Stamsta as to availability of funds, we went directly into Treasurer report from Amber

Treasurer Report

SMAP Bank balance- \$21,734.29

Mustang Ranches- \$5,886.77

Discussion ensued about feasibility of combining HOA accounts, decided not possible and more info needed to be researched on the subject.

We have 2 (two) outstanding invoices for tax preparation that amount to \$200 per association.

Discussion ensued surrounding Sue Sommers doing book keeping and having access to Quicbooks account online. Kelcey Cherwin motioned to approve, Trevor Lockhart seconds. Motion passes unanimously.

Secretary Report

Discussion ensued between Jim Hajny and other members surrounding bank visits, misinterpretation of recordings/last vote, minutes that were not legitimate for the bank so two board members had written more detailed minutes that a few other board members had issue with.

Amending the minutes to reflect the what the recordings said which kept Rob Huyser as a board member but not to have him as a bank signer. Kirk Siedentopf motions, Kelcey seconds. Motion passes unanimously.

Old Business

Kelcey Cherwin discusses the new gmail account and getting it in the works over the next few months. mustangranchesHOA@gmail.com. Attendee Tim Irwin volunteers to help design newsletter.

Discussion ensued about road signs. Kirk Siedentopf shares his research on the topic. Signs West is willing to do the road signs for West Belanca, Big Sky, West Stearman, West Hawker, Tolman, and Mustang roads. Cost is \$40-50 per sign. West Belanca needs pole mounted, will need supplies for that. Discussion also ensued surrounding No Trespassing signs also. A motion was proposed for a \$1,000 budget. Kelcey Cherwin motions, Amber Stamsta seconds. Motion passes unanimously.

Discussion ensued in regards to an update on the Sheriff investigation regarding Shell Creek. Case Closed.

Erika Pitman going to help with newsletter, but we need to get here the information for it.

Continued discussion about by-laws and covenants. Kelcey Cherwin proposes loading the by-laws and covenants to the gmail account and getting feedback from community members. This would give an avenue for discussion at the annual meeting.

New Business

Mindi Patterson- Lot 17B house plans proposal. Joe Schultheis motions, Kelcey Cherwin seconds. Motion passes unanimously.

Discussion ensued about doing a possible June 18th BBQ, for HOA involvement. Tim Irwin proposed his house, Amber and Dave Stamsta offered their hangar. Kelcey Cherwin introduces the idea of using the event as a way to get the association members involved and start thinking about voting. Tim Irwin also discusses keeping the annual meeting at Choice aviation.

Emergency snow removal fund discussion continued. Kelcey Cherwin asks Joe Schultheis if we should revisit the \$5,000 emergency fund. Tim Irwin suggests just letting the neighborhood know we don't have HOA snow removal funds. Kelcey Cherwin informs everyone that the snow removal information will go out in the mustangranchesHOA@gmail.com. Decision was made to not make a motion or any movement to approve a \$5,000 budget.