

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

Location: GoToMeeting

Date: July 1st, 2022

Time: 6:00pm

In Attendance: Interim Board

Board Members in Attendance:

Kirk Siedentopf

Sue Sommers

Tim Sommers

Trevor Lockhart

Bob Snowden

Board Members NOT In Attendance:

Kelcey Cherwin

Opening remarks:

Kirk Siedentopf addressed the board about Gordy Matson confirming he was going to perform the road work as requested. Discussion ensued on scope of work, which roads to start on/prioritize, and Tim Sommers and Kirk Siedentopf decided to come up with a plan/priority list for Gordy Matson to address the roads. A plan to get input from Gordy Matson on this was set in motion.

Sue Sommers informed us that mailers were sent out with information on current accounting, newsletter and information for annual meeting location and time.

Tim Sommers informed the board that roughly \$3,000 would be allotted from each HOA to complete preliminary road grading, not including gravel.

Kirk Siedentopf brought the topic of Mark Gates offering to take care of Saddle Road, but a main concern with budget brought up was to leave money for snow removal, gravel, and other expenses.

Tim Sommers asked for input on which roads ABSOLUTELY need gravel as soon as possible. Big Sky road was considered a main concern. Discussion ensued on Mustang Road and Lockheed Road also being considered for first round of gravel but it was brought up again to consult Gordy Matson on this topic also to keep costs down and do the roads the most economical way possible.

Trevor Lockhart mentioned that Mustang and Tolman Road just had work done by the owners that live off of it so those roads are not a top priority but the road/owners up there do still want attention but Trevor Lockhart mentioned that he didn't think it was the highest priority.

Bob Snowden mentioned combining the HOA's, but it was tabled by Kirk Siedentopf until later in the meeting so the road topic could be finalized.

Kirk Siedentopf made motion for Bob Snowden to talk to Mark Gates about culverts on Saddle Road and Elk Valley Road and get quotes. Tim Sommers seconds the motion. Tim Sommers clarified that out of both the culverts on Saddle Road, the lower culvert is the one that needs to be addressed/made larger, not the center one. Kirk Siedentopf mentioned the need for an estimate to put a culvert in possibly at the corner of Shell Creek and Saddle Road due to water runoff and washout. Tim Sommers also mentioned to have Bob Snowden talk to Mark Gates about compacting the road with Mark Gates' roller as part of this motion also. Vote passed unanimously.

Tim Sommers asked Bob Snowden to go over the by-laws and talk to anyone who could help, with a way forward to possibly combine both HOA's and present a solution at the annual meeting.

Kirk Siedentopf brought up the topic that he spoke to a Shining Mountains HOA officer about things they have done to change their by-laws and update the to be more enforceable and also for them to better serve the neighborhood. Kirk Siedentopf mentioned having an HOA specific attorney comb through our specific neighborhood by-laws and structure, also covering board insurance. Kirk Siedentopf motions for himself to be able to contact a lawyer about all this. Bob Snowden seconds. Vote passes unanimously for Kirk Siedentopf to talk to said attorney. After the vote passed, Bob Snowden recommenced two officers of the board should attend the attorney meeting to have both HOA's represented at the meeting. Bob Snowden volunteered to be the Shining Mountains Air Park representative while Kirk Siedentopf volunteered to be the Mustang Ranches representative.

Kirk Siedentopf mentioned the need to inform Rob Huyser about the vote to remove him from the board. Trevor Lockhart will send Rob Huyser a copy of the minutes informing him of the vote and his subsequent removal from the board. Discussion then ensued about removing Rob Huyser as a signer from the bank and adding Bob Snowden as a signer at the bank. Bob Snowden said he would gladly take the position as a signer on the bank. Kirk Siedentopf motioned for Bob Snowden to be added to the bank account and Rob Huyser removed. Sue Sommers seconds the motion. Vote passes unanimously.

Kirk Siedentopf discussed having to do culvert repairs himself and covering costs. Kirk explained that the last board, specifically Rob Huyser and Verne Brown, told him that they would reimburse him for the costs. Kirk said he would split the cost with the HOA. The full price of the culvert and materials was \$777, half would be \$388.50 that he is requesting reimbursement for. Bob Snowden motioned that Kirk Siedentopf be reimbursed for costs associated with the culvert. Sue Sommers seconds the motion. Vote passes unanimously. This issue is now squared up for Kirk Siedentopf due to a lie from the previous President Verne Brown guaranteeing reimbursement he never saw. It is all taken care of now.

Discussion was brought up on making Mustang Ranches/Shining Mountains Air Park HOA Facebook page and it was decided to NOT have an official HOA Facebook page but to just continue with meetings and the HOA business as usual.

Kirk Siedentopf motions to adjourn the meeting. Trevor Lockhart seconds. Motion passes.

Meeting adjourned 7:02 pm 7/1/22. Next meeting set for 7/16/22 at 6:00 pm at Madison Valley Rural Fire Department Station 1.