

Annual Mustang Ranches/Shining Mountains North
Annual General Meeting
July 15, 2022

The Annual General Meeting of the board was called to order at 6:04 p.m. by Tim Sommers at Fire Station 1. Board members present were Bob Snowden, Tim Sommers, Treasurer Sue Sommers, Kirk Siedentopf, Kelsey Cherwin arrived later in meeting. Secretary Trevor Lockhart was absent, Denise Siedentopf took minutes.

Tim Sommers addressed road work and that grading will be done twice a year, spring and fall. Tim reported that Lonnie Wissinger requested a couple of loads of gravel for Lockheed which the HOA covered. Mark Gates provided a price for compacting and rolling as necessary.

Sue Sommers spoke briefly about the Gmail account deferring it to Kelsey. Sue indicated that a lot of residence are not paying dues which go to road work, weed control and snow removal. Shining Mountains has \$14,050 and Mustang Ranches is -\$31,800. Debra Franscioni advised she did not receive her meeting notification but did receive her annual dues letter. Sue provided an HOA roster that was passed around to update members contact information.

Discussion was held regarding Trevor and Kelsey both resigning as board members. Kelsey will continue to assist with the Gmail account.

Kirk Siedentopf spoke about the new private no trespassing signs installed to deter hunters who trespass. He also stated the board is in discussions with an attorney who specializes in HOA matters, in regard to past due fees owing, merging the two associations, and the legality of the rules and covenants in both Shining Mountains North and Mustang Ranches. Tim Sommers asked the members regarding merging the associations, Sue explaining that running both separately is difficult as each has different rules. Bruce Siller spoke about having one management association as well as placing liens on properties and those liens being satisfied upon sale of the property. Craig Shirley indicated that the file cabinet and boxes should contain minutes as well as other documents. Chris Murphy advised that title companies should be providing rules and covenants upon sale of properties in both Mustang Ranches and Shining Mountains and offered to get PDFs to be included in Google Account for everyone to have access to. Discussion was held regarding access to the Airport through gates, but Chris Murphy indicated that would be a discussion for the airport board.

Helen Harris voiced concern over the large yellow signs that are faded. A suggestion was made to place signs at the gates to USFS land in the subdivision saying No Trespassing which would be provided by FWP. Further having the hunting start a ½ mile up from the boundary and have archery and muzzleloader. Helen also spoke about weed control and Sue advised that there are not the funds to do that.

Discussion was held regarding people speeding on Big Sky and around the subdivision, and the consensus was to call the Sheriffs.

Bruce Siller indicated that E Hawker is muddy and needs gravel 600 feet up from the airport gate. Bob asked Bruce to reach out to him and Bob will take care of it.

Discussion was held regarding a Special Tax District and a member indicated that their property taxes went up excessively when that happened with their other residence.

Kelsey Cherwin said no password is needed for Gmail. Members can go into Shared Folder to review documents and will send out a list of board member contact information.

Rob Heyser advised he received an email from someone out of state looking into purchasing in Mustang Ranches to build a horse boarding facility. Kelsey said she received the same email. Discussion was held. Kirk made a motion to no on building a horse boarding facility. He withdrew his motion. Craig Shirley amended the motion that Mustang Ranches remain residential only. The motion passed.

Discussion was held regarding covenants and commercial property. Helen Harris spoke about the bed and breakfast in Mustang Ranches saying it is not legal. Kelsey Cherwin advised that the B&B owner had their attorney go over the rules and covenants and advised that it was legal. There is no signage, so the owner is in compliance with the rules. Craig Shirley spoke about having rules/covenants not being enforced and then to enforce them opens a legal door. Chris Murphy spoke about Pronghorn Meadows did not like rentals like Airbnb and VRBO, so they grandfathered in those who were using the practice and disallowed any future rentals under 30 days. A discussion was held on easements in regard to front of properties with regards to snow and weed control. Currently no funds to mow. A suggestion was made to help neighbors with weed control.

Kirk asked members if there was anyone who would like to join. Open positions include President, Secretary, Board Member. Craig Shirley nominates Chris Murphy as a board member, the motion passed. Trevon nominates Bob Snowden for president, motion passed. Sue Sommers, Treasurer, nominates Denise Siedentopf for Secretary, motion passed. Kirk Siedentopf nominates Tim Sommers as board member, motion passed. Dixie Smith nominates Kirk Siedentopf as board member, motion passed.

Kirk Siedentopf makes motion to adjourn. Motion to adjourn carried and meeting adjourned at 8:10 p.m.

s/Denise Siedentopf
Secretary

Date approved: _____