

Shining Mountains North/Mustang Ranch HOA Meeting Minutes

Date: 8/20/2022

Call to Order: 7:00 p.m. Present: President Bob Snowden, Treasurer Sue Sommers, Secretary Denise Siedentopf, Board Members Tim Sommers and Kirk Siedentopf. Chris Murphy is absent.

Approval/Corrections of Minutes

Adopt minutes of 7/1/2022 & 7/15/22. Sue moves to adopt minutes from 7/15/22 as presented, motion passes. Kirk moves to adopt minutes of 7/1/22 as presented, motion passes.

Reports of Officers

Treasurer's Report:

Sue sent second notice on late HOA fees on August 10, 2022. Also advised she received two payments for lots in Mustang Ranches, she is hoping next week more funds will come in. Discussion was held on annum percentages for unpaid HOA fees and if Shining Mountains North covenants and Mustang Ranches covenants read the same. Mustang Ranches account has \$14,650.39 and Shining Mountains North account has \$16,800.78. Shining Mountains has 52 lots with 18 still owing for a total of \$4,500 outstanding for 2022. Mustang Ranches has 77 lots with 35 still owing for a total of \$8,750 outstanding for 2022.

Presidents Report:

Discussion held regarding unpaid yearly HOA fees. Awaiting consultation with attorney who specializes in HOAs with the wait time approximately 1 or 2 months. Also, Bob advises he is awaiting the quote on Officers and Directors insurance with a \$1,000,000 policy.

Kirk makes a motion to eliminate Article V, Section 1, Item 1 in Shining Mountains North covenants to be in line with the Mustang Ranch covenants. Motion passed.

Old Business:

Discussion held on forest service access for residence versus AirBNB/Vrbo rentals. Kirk to look into no trespass signs to go by forest service entrances.

New Business:

Website in lieu of Goggle Gmail account. Denise makes motion to table, motion passed.

Discussion held regarding the move of Cedar Mountain Road. Tim advises that 3 different owners have joined to fund the replacement of the existing road. They feel that the HOA should pay for the road. A suggestion is made that members get credit for towards HOA fees for road placement. Tolman Road work was done by residents, Cedar Creek being moved based on different circumstances. Denise suggests \$8,500 is divided to those residents paying for Cedar Creek Road replacement or that the HOA pay to fight the movement as the road has been existing for over 20 years. Kirk makes motion to table this discussion, motion to table passed.

Next meeting September 6, 2022, at 7:00 p.m. at the Snowden house.

Meeting adjourned: Kirk makes motion to adjourn, motion passes and meeting adjourned at 8:17 p.m.