

Shining Mountains North/Mustang Ranch Annual HOA Meeting Agenda as amended

Date: 7/12/25 3pm

Call to Order:

BOD in attendance Denise and Kirk Siedentopf, Bob Snowden, Tanya Mason and Jim Hajny

BOD not in attendance- Drew Navin

Members in attendance – Ray and Helen Harris, Tim and Sue Summers, Drew Fuller, Chad Meyer, Shawn Fast, Craig Shirley, Rob and Cathy Huyser, Jim and Jane Barta, John Padilla

Approval/Corrections of Minutes

Adopt minutes of 6/19/25 – Kirk made a motion, and Bob seconded the motion to accept the June minutes. Motion passes.

Reports of Officers

Treasurer's Report: see attached report for each HOA – Jim made a motion to approve the treasurer report. Kirk seconded the motion. Motion passed.

President's Report:

- Snow – Member asked to be paid for plowing he did last winter. The board already addressed this issue last winter by denying the payment since it lacked prior approval. Multiple invoice were submitted from members wanting to be paid for plowing themselves out in winter storms.
- Roads – Who is responsible for plowing in winter. Discussion with various members on agreement for having a list of people who are willing to plow in the winter. McDeed and Mule Deer need to be graded. Discussion on grading and road conditions.
- Culverts with pipes – Markers in place with ribbon
- Gates on Runway -discussion on rights to access and Airport board. The need is for clarification.
- Speed Limit – new speed limit signs have been posted. Please recognize the 35 mph limit. Suggestion from members to change limit to 25mph from 35 on private roads. 3-4 new signs would need to be switched out.
- Mowing – Weed Spraying/Member suggested to mow and spray in June not July/Check was received from county for weed spraying for last year
- Airport Road- supposed to be chip sealed by county per Joe Dickensen
- Board Nominations` - none Board to members to remain the same.

Old Business:

New Business:

Next Meeting: July 24, 6pm Matsons house.

Meeting adjourned: 4pm Denise made a motion and Bob seconded.

Shining Mountains Airpark

HOA Dues Summary – as of 7/10/25

Number of lots	51
Total amount available	\$12,750.00

Number of lots paid as of 7/10/25	26
Amount paid	\$6,500.00

Number of lots due	25
Amount due	\$6,250.00

Amount owed in back dues for 24-25	\$1,250.00
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**5 property owners*

Amount owed in dues prior to 24-25 year	\$3,000.00
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**5 property owners*

Shining Mountains Airpark

Checking Account Summary

Account Balance as of 6/30/2025	\$4,347.23
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Deposits after 6/30/25

7/10/2025	+\$5,000.00
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7/10/2025	+\$500.00
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Debits after 6/30/25

NONE

Outstanding Checks

#182 Madison Valley Rural Fire District	-\$25.00
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Available Funds as of 7/10/25	\$9,822.23
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Shining Mountains Airpark

July 2024-2025 Payment Breakdown

Check #171	Dino Fanelli (weed spraying)	\$598.32
Check #172	MV Rural Fire District (rental)	\$25.00
Check #173	Bob Snowden (mowing)	\$812.16
Check #174	Bob Snowden (certified letter)	\$9.68
Check #175	Matson Excavation (road work)	\$6,815.00
Check #176	DNRC (state grazing lease)	\$835.38
Check #177	Matson Excavation (snow)	\$2,260.00
Check #178	USPS (box rental)	\$84.00
Check #179	Signs West (signage)	\$60.00
Check #180	Matson Excavation (Big Sky)	\$517.50
Check #181	Siedentopf (flags)	\$48.58
Check #182	MV Rural Fire District (rental)	\$25.00

Mustang Ranches

HOA Dues Summary – as of 7/10/25

Number of lots	75
Total amount available	\$18,750.00

Number of lots paid as of 7/10/25	32
Amount paid	\$8,000.00

Number of lots due	43
Amount due	\$10,750.00

Amount owed in back dues for 24-25	\$1,250.00
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**4 property owners*

Amount owed in dues prior to 24-25 year	\$2,150.00
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**3 property owners*

Mustang Ranches

Checking Account Summary

Account Balance as of 6/30/2025	\$9,374.43
Deposits after 6/30/25	
7/10/2025	+\$750.00
7/10/2025	+\$8,500.00
Debits after 6/30/25	
7/14/2025 (QuickBooks)	-\$3.50
7/9/2025 (QuickBooks)	-\$7.00
Outstanding Checks	
#174 Shining Mountains Airpark HOA	-\$1,000.00
#175 Madison Valley Rural Fire District	-\$25.00
Available Funds as of 7/10/25	\$17,589.93

Mustang Ranches

July 2024-2025 Payment Breakdown

Check #160	Dino Fanelli (weed spraying)	\$598.31
Check #161	Signs West (signage)	\$405.00
Check #162	MV Rural Fire District (rental)	\$25.00
Check #163	Bob Snowden (mowing)	\$612.16
Check #164	Matson Excavation (road work)	\$9,870.00
Check #165	SM Airpark (weed spraying reimbursement)	\$271.46
Check #166	Bob Snowden (snow removal)	\$150.00
Check #167	DNRC (state grazing lease)	\$835.38
Check #168	Matson Excavation (snow)	\$4,337.50
Check #169	USPS (box rental)	\$84.00
Check #170	Matson Excavation (road work)	1,035.00
Check #171	Signs West (signage)	\$60.00
Check #172	Matson Excavation (road work)	\$517.50
Check #173	Siedentopf (flags)	\$48.59
Check #174	SM Airpark (Arnold HOA dues)	\$1,000.00
Check #175	MV Rural Fire District (rental)	\$25.00