

Shining Mountains Air Park/Mustang Ranch HOA Meeting Agenda

Date: 10/9/25 605pm

Call to Order: Bob Snowden, Denise and Kirk Siedentopf, Jim Hajny, Tim Irwin, Drew Fuller
Members present – Rod and Vickie Amussem, Paul and Ardeth Dastvost, Linda Palmer, Sally Ronk

Approval/Corrections of Minutes

Adopt minutes of 8/26/25 – name correction on all minutes past and present Shining Mtns Air Park is correct not North Kirk made motion to accept the minutes with corrections. Drew seconded the motion. No discussion. Motion passed.

Reports of Officers

Treasurer's Report:

61 of 73 paid members bank balance \$27,695.00

44 of 51 paid members bank balance \$17,772.00

2 checks going to Matson Excavation from each HOA \$14,245.50 (Mustang) and \$6,205 (Shining Mtns)

Motion to approve by Denise and Drew seconded. Motion passes.

See attached.

President's Report:

Bob and Denise attended county planning meeting on September 29. According to covenants 20 acre lots can be subdivided into 5 acres parcels. There are 2 approved 4 lot mini subdivisions by county planning. Discussion on creating draft language for covenant changes. Drew F. and Jim will gather examples and draft language for next meeting.

Additional discussion on fines for covenant violations, building fees and limits to sub dividing.

Bob is contacting members who owe back dues.

Old Business:

Kirk sent letter on behalf of HOA 2A Abe van der Merwe a letter regarding green cabin on property. August 31, 2026 to bring it up to covenants or move the cabin.

New Business:

Jim drafted a contractor agreement for board review. Amendments to document suggested during discussion. Jim will update and send to BOD members for virtual approval due to snow forecast.

Kirk made motion and Tim seconded the motion to approve the contractor agreement.

Next Meeting: Nov 20, 2025 at Bobs house.

Meeting adjourned: Denise made motion to adjourn Drew seconded. 709pm

Mustang Ranches

HOA Dues Summary – as of 10/7/25

Number of lots	73
Total amount available	\$18,250.00
Number of lots paid as of 10/7/25	66
Amount paid	\$16,500.00
Number of lots due	7
Amount due	\$1,750.00
Amount owed in back dues for 24-25	\$1,250.00
<i>*4 property owners</i>	
Amount owned in dues prior to 24-25 year	\$2,150.00
<i>*3 property owners</i>	

Mustang Ranches

Checking Account Summary

Account Balance as of 9/3/25 \$27,695.43

Deposits after 9/3/25

9/22/25 \$750.00

10/7/25 \$525.00

Debits after 9/3/25

Check #176 -\$810.00

QuickBooks -\$70.00

Available Funds as of 10/7/25 **\$28,090.43**

***\$3,000 for Mustang Road improvements**

Shining Mountains Airpark

HOA Dues Summary – as of 10/7/25

Number of lots	51
Total amount available	\$12,750.00
Number of lots paid as of 10/7/25	46
Amount paid	\$11,500.00
Number of lots due	5
Amount due	\$1,250.00
Amount owed in back dues for 24-25	\$750.00
<i>*3 property owners</i>	
Amount owned in dues prior to 24-25 year	\$1,700.00
<i>*2 property owners</i>	

Shining Mountains Airpark

Checking Account Summary

Account Balance as of 9/3/2025 \$17,772.50

Deposits after 9/3/25

9/22/25 \$230.00

10/7/25 \$750.00

*from Booth to bring him current

Debits after 9/3/25

Check #184 -\$6,815.00

Check #185 - \$405.00

Available Funds as of 10/7/25 **\$11,532.50**

***\$2,200 for Stearman Lane improvements**