

Emergency Shining Mtns Air Park/Mustang Ranches HOA board meeting minutes

4.16.2026 - 6pm at the Snowden Residence

Attendance – Tim Irwin, Drew Fuller, Bob Snowden, Jim Hajny, Tonya Mattson, Denise and Kirk Siedentopf

Member - Vicki Amussen

Meeting minutes (January)

Denise made motion to approve January minutes Tanya seconded. Motion passes.

Treasurer Report

\$13,674.91 Mustang Ranches bank balance

\$5,239.50 Shining Mtns bank balance

No new transactions to report

Update from Bob on attorney

No new updates from attorney as of today. Bob asked the attorney to provide update by April 20 because we have not had a response. Put a call into a new attorney.

Tonya provided an update from first meeting with the attorney meeting on January 20, 2026. Many questions were asked about updating covenants by Bob and Tonya. Waiting on response.

Question on the table about the HOA lots purchased by the county and whether they have to pay annual dues.

Mag chloride quote = \$4860 for rest of Big Sky and around the corner ¾ mile

Mattson will provide a quote from road work Shell Creek

Denise made a motion to mag chloride ½ mile on Big Sky to Waco/Shell Creek. Drew Fuller seconded. Motion passed.

Letter will be sent to AB regarding April 2026 deadline to start construction on the green cabin. This is an ongoing communication. Tonya will send an email reminder.

July 25 at Firehouse 5037 Highway 187 is reserved for the annual meeting

Update on the post office getting an easement for a cluster mailbox to replace current set up on the highway due to mail carrier safety.

Jim (secretary) is stepping this month after 2 years on the HOA board.

May 1 member annual dues invoice will go out with the annual meeting date/time and information from the attorney on the convenient changes and board member recruitment.

Next meeting May 12 at 6pm at Bob Snowden's home

Adjourned at 7:03pm