

Shining Mountains Owner's Association

MINUTES

Board of Directors

Thursday, January 13, 2022 @ 4:00 pm

Present: Jim McFall, Ken Sargent, Craig George, Jason Petrillo, Shirley Mathews, John Thompson, Dave McCrory, Sue Sherrard

Call to Order: 4:10pm

Approval of 11/18/21 minutes: Craig motioned to accept minutes as read, 2nd Ken, minutes approved

Approval of December Financial Reports: Craig motioned to accept financial reports as presented, 2nd Jason, financial reports approved

Unfinished Business

- ✓ Trailers on vacant properties
 - *Dingfelder 55/56A – 14 day trailer removal letter sent*
 - *Lot Schaefer/131A - 14 day trailer removal letter sent.*
 - *Lot Rybikowsky/247A – 30 day construction permit letter sent*
- ✓ *Fanelli/170A – Offensive sign deemed unenforceable. Craig George to draft letter of explanation to complainants*
 - *30 day construction permit letter sent*
- ✓ *Mathews/15B Advertisement on internet verified and ad now refers to cabin for rent with horse stalls. RV hookup sites will be not offered and cabin will be listed on VRBO as well as website advertisement*
- ✓ *64B/Mancini - 30 day construction permit letter sent.*
- ✓ Snow Fencing - Tabled - Spring 2022 after Committee (Craig George/Cedar West) identify drift prone areas
- ✓ Roadside Mowing Unit I & II – Tabled until June 2022
- ✓ SMOA entrance sign for North entrance has been ordered.
- ✓ Private Road signs installed
- ✓ Road name signs in disrepair have been identified and replacement signs will be ordered
- ✓ Schedule weed assessments with new Weed Board - **Spring 2022**
 - Ken to contact Liz Davis to discuss possibility of using bugs for weed control
- ✓ Revised Construction application approved with changes to coincide with Rules & Regulations
- ✓ Debit card received
- ✓ Invoicing process approved as follows: June 1st initial HOA invoices sent. August 1st second invoice to include \$10 Admin Fee and letter of intent to place lien on property if not paid by November 1st. November 1st place lien.
- ✓ Transfer to Quick Books online has been completed.
- ✓ Upgrade website (Web designer) more interactive. Bid for revising website received. Sue to contact Go Daddy for information regarding upgrading existing site.
- ✓ Committees to monitor specific areas and report new builds, covenant infractions. No committees have been formed as of this date.
- ✓ Budget revision
 - *Ken will determine budget revisions*

Common Areas/Lakes

- Private road sign to be installed on Shining Mountain side of Boiler Springs at transition point from BLM to Shining Mountains. Permission to install Private Road sign on BLM side is being researched.

Roads - Spring 2022 - Board to schedule meeting with AM Welles to discuss roadwork and possible coordination of efforts with 3 Rivers on their final walk through after fiber installation

Construction Permits

39A/Henry's Fork Homes-Dowton residence (plot plan requested) Permit approved

45C/Neilson permit approved

New Business

Rules & Regulations – Jason to update wording and forward to Board for approval

Template letters from Attorney – Craig motioned to accept template letters with changes discussed, 2nd Ken, letters approved

Correspondence-Emails & Phone

8A/Geier title change – Does not involve Shining Mountains Owners Assoc

180A/Mikala email regarding offensive sign on fence directly across from her property (170A/Fanelli)-
Craig George to draft letter of explanation to complainants Lawson and Kearney.

132A/Thompson email regarding trailer on lot 131A/Schaefer and vulgar sign on Dry Creek

65B/Arnheiter letter regarding dome on lot 64B/Mancini – *Jason to call complainant*

Open Discussion/Action Items

Next Meeting: February 10, 2022

Adjourn: 6:37 pm