

Shining Mountains Owner's Association

MINUTES

Board of Directors

Tuesday, March 22, 2022 @ 4:00 pm

Present: Jim McFall, Ken Sargent, Cedar West, Jason Petrillo, Craig George and Sue Sherrard.

Discussion regarding roadwork bid followed by Jim motioning to accept bid of \$181,000 for roadwork to begin Spring of 2022, 2nd Craig, motioned approved

Covenant violation template letters #2 (assessment due) & #3 (construction permit) revised to show limited assessment fees in lieu of impact fees.

Past due assessment letters to be mailed. Template letter #4

Discussion regarding continuing liens. Sue to contact County for clarification.

New Policy & Procedure: Covenant violation letters #2-Special Assessment & #3-Construction Permit to be sent to property owner. No response after 30 days Admin Asst to notify Board of Directors and send all correspondence to Ogburn Law Firm.

New Policy & Procedure: Send letter #4-Delinquent annual assessment to property owners in arrears and file lien January 1st.

Discussion regarding the sale of Lot 160A on Bobcat Trail. Craig motioned to have property appraised, 2nd Jason, motion passed. Cedar to contact appraiser.

Discussion regarding letter to owners. Decision to order postcards and post same information on website.

Discussion regarding parking on roadside in unit 3 and insurance liability issues. Parking on easements and subdivision roads is strictly prohibited. Post on website.

Adjourned: 6:10

Next Meeting: April 14, 2022