

# Shining Mountains Owner's Association

## MINUTES

Board of Directors

Thursday, May 12th, 2022 @ 4:00 pm

Present:

Call to Order: 4:07

Approval of minutes: Craig motion to accept, 2<sup>nd</sup> Ken, passed

Approval of March & April Financial Reports: Ken motioned to accept, Craig 2<sup>nd</sup>, passed. All accounts at First Interstate have been closed and funds moved to Madison Valley Bank

### Unfinished Business

1. Rybikowsky/247A –
  - (trailer) 30 day construction permit letter sent 1/25/22 accepted 1/31/22
  - permit & impact fees due 2/24/22 – no response – **referred to legal**
  - house plans received 4/4/22
  - Limited assessment letter received 4/20/22
  - ***Jim to follow up with attorney for status of letter to property owner***
- 2 Fanelli/170A –
  - 30 day construction permit letter sent 1/25/22-accepted 1/27/22- permit due 2/24/22 - **referred to legal**
  - 30 day failure to pay limited assessment letter sent 2/1/22-accepted 2/4/22- limited assessment due 3/3/22 - responded via email, no assessment fees received – **referred to legal**
  - ***Jim to follow up with attorney for status of letter to property owner***
- 3 64B/Mancini - 30 day construction permit letter sent to address of record 1/26/22
  - no record of receipt-of letter as of 3/6/22
  - research to determine current mailing address/contact information
  - certified letter returned 4/4/22
  - Sue to research tax records and post office for forwarding address
  - Research of tax records did not show new or forwarding address
  - ***Sue to send letter to 'General Delivery'***
- 4 Snow Fencing - **Tabled - Spring 2022**
  - Craig George/Cedar West identify drift prone areas
  - ***Craig to follow up on area with property owner regarding placement of snow fencing. Revisit June 2022 meeting***
- 5 Roadside Mowing Unit I & II – **Tabled -June 2022**
- 6 SMOA entrance sign for North entrance – **Tabled – Spring 2022**
  - sign ordered and installation projected for Spring 2022 after ground thaw
  - ***new sign to be placed within 2 weeks, weather permitting***
- 7 Road signs (20) in disrepair have been identified.
  - Signs West was able to repair test sign
  - Craig to obtain estimates for repair vs replacement cost comparison and will move forward with most economical
  - Signs West beginning repair and new sign process
  - ***New road signs completed and Craig will collect repairable signs and dropped at Signs West for repair. Need to replace appx 5 sign posts***
- 8 Schedule weed assessments with new Weed Board - **Tabled Spring 2022**

- Ken to contact Liz Davis to discuss possibility of using bugs for weed control
  - Lynn Emery will contact Weed Board representative to schedule assessment within development – Lynn requested plat maps for subdivision and listing of property owners with lot #'s - provided 4/4/22
  - **Lynn Emery has scheduled meeting with Dale from the Weed Board for Friday, 4/15/22**
  - Add noxious weed information to welcome letter - Complete
  - **Invite Weed Board representative to speak at annual meeting**
  - **Dino Fanelli interested in submitting bid**
  - **Ken has scheduled ride around with Liz within 2 weeks to determine what bugs may possibly help the area**
9. Sale of Shining Mountains lot #160A / Bobcat Trail
- Status on appraisal
  - **Cedar processing the sale of lot. Craig to contact Cedar to see if assistance is needed**
10. Past due assessment letters next steps (spreadsheet attached)
- **Create binding payment schedule letter between HOA & Resvedt for collection of past due invoices**
11. Message from property owner regarding construction debris blowing from lot 170B and causing damage and debris on surrounding lots
- Board discussed and will not be contacting property owner.
  - Further discussion from Craig George regarding drafting a letter to owner of 170B-status
  - Sue to draft letter to property owner of 170B regarding debris
  - Letter sent to 170B owner 4/14/22 – no response
  - **No reply to letter, Sue to turn over to attorney for additional letter**

#### **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 – **Craig George – Tabled until Spring 2022/ground thaw**

#### **Roads – Spring 2022**

- No parking allowed on easements or subdivision roads added to website. Signs will be made and posted. Also to be discussed at annual meeting
- Pre construction meeting with AM Welles has been scheduled for Tuesday, April 19<sup>th</sup> @10:30 to discuss projected start date. Suggestion to begin work on Haypress Lake Trail from Lot W to top first as there will be less traffic
- **New road signs completed, Craig to get in place**
- **Jim to check with AM Welles on start date of roadwork**

#### **Construction Permits -**

**72C-Turner pending plat map – emailed owner, waiting on septic location approval to show on plat.**

**288 new structure started – need to check on status of permit application**

**183A – tear down and rebuild new home. Send out letter if permit has not been submitted**

311A-Mize (Diamondback) approved

112B-Vessey (Antler) approved

161A-Vessey (Bobcat) approved

258A-Weisel (Side Hill) approved

### **New Business –**

1. Complete water pre agreement in case of fire
  - **Ken to speak with Fire Chief on getting paperwork started next week at Fire House meeting**
2. Pay Pal & Quick Books fees (appx \$4,000 revenue loss)
  - a. Per Pay Pal fees are 2.89% + 0.49 per transaction which equates to \$6.27 per every \$200.00 payment made using Pay Pal. No way to add processing charge to compensate for PP fees
  - b. Quick Books fees are 2.9% + 0.25 per transaction which is \$6.05 per every \$200.00 payment
  - c. **Ken to check on exact charges and work with Sue on getting it set up for a 3% surcharge and what the total amount will be (\$xxxx amount x 3% = \$xxxx amount due)**
3. Complaint regarding multiple RV's parked on lots 319A/320A. Possible employee housing for Madison Double R employees.
  - **Sue to send letter to property owner for vacant lot 320A about RV's on that lot**
4. Complaint regarding dusk to dawn lights on home on lot 162A Bobcat Trail
5. **Jason to look at adding a 'lighting note' to the construction permit to coincide with Bylaws (Article V: Directors, Section 11: Powers & Duties, e)**
  - Have Sue revise existing letter to send out to property owner of 162A, Bobcat Trail to specify from the Bylaws (Article V: Directors, Section 11: Powers & Duties, e) Exercise architectural approval for building & exterior lighting of each residence & outbuilding within the Project) that lighting needs to be pointed down, shielded from the neighboring properties, and to use motion lights instead of dusk to dawn.

### **Correspondence-Emails & Phone –**

1. 220, 222 & 223B Ramos email regarding roadwork on Holly Creek and Foothill
  - Holly Creek on road work schedule

### **Open Discussion/Action Items –**

1. Discussion regarding advertised Horse Motel 149B/30 Hayfield Loop. Ken to research and contact County Sanitarian – Tabled - Ken currently out of town to discuss findings
  - **Ken to contact Dan Allhands (County Commissioner) and Van (Sanitarian)**
2. Annual meeting scheduled for July 9<sup>th</sup> @ 10:00 am

Next Meeting: June 9th, 2022

Adjourn: 5:35 pm