

Shining Mountains Owner's Association

MINUTES

Board of Directors

Tuesday, June 9th, 2022 @ 4:00 pm

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

Call to Order: 4:07

Approval of 05/12/22 minutes: Craig motioned to accept minutes of 5/12/22, 2nd Jason, passed

Approval of May Financial Reports: Ken motioned to accept May 2022 financial reports, 2nd Jason, passed

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 - **no response as of this date***

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 – **no response as of this date***

3 **Additional Attorney** - Discussion was had regarding interviewing additional attorneys to get attorney letters sent out in a timely manner under the time limits set by the board for violations.

4 **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' – letter received and signed for 6/6/22 – **next steps to be added as agenda item for next meeting***

5 **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 – **next steps to be added as agenda item for next meeting**

6 **Roadside Mowing Unit I & II –**

- Mowing in Unit II began 6/6/22 and will continue until completed

7 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 – **sign installed**

8 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
- 9 New road signs completed and Craig will collect repairable signs and dropped at Signs West for repair. Need to replace appx 5 sign posts – **cost for new posts approximately \$220.00 and Craig will research cost of renting auger to install posts.**
- 10 Schedule weed assessments with new Weed Board
- 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 – ***Lynn and weed board representative completed survey of properties in Unit II and survey of Unit I has been scheduled. Madison County Weed Board will send 2 letters to property owners to comply with State Noxious regulations. Madison County will then file for court proceeding for non-compliant property owners***
 - Add noxious weed information to welcome letter – Complete
 - Invite Weed Board representative to speak at annual meeting - ***status***
 - **Dino Fanelli interested in submitting bid – Dino has sprayed weeds in the Cold Springs Pond area. Jim motioned to hire Dino to spray all commons areas not to exceed budgeted amount of \$3500.00, 2nd Craig, passed**
 - **Ken has scheduled ride around with Liz within 2 weeks to determine what bugs may possibly help the area – Survey of common areas with Liz is scheduled for the week of June 12th**
- 11 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
 - **For sale signs have been made and lot has been listed on Craigslist for \$190,000.00. Jim McFall against sale of property**
10. Past due assessment letters next steps (spreadsheet attached)
- Create binding payment schedule letter between HOA & Restvedt for collection of past due invoices **Payments have been received and no binding contract will be initiated or further action at this time if payments continue**
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
 - **Information has been forwarded to legal**
12. Complete water pre agreement in case of fire
- Ken to speak with Fire Chief on getting paperwork started next week at Fire House meeting – **Fire Chief to initiate paperwork**
13. Pay Pal & Quick Books fees (appx \$4,000 revenue loss)
- 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
 - Quick Books fees are 2.9% + 0.25 per transaction which is \$6.05 per every \$200.00 payment
 - 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) – status
 - Offered online payment option with 3% processing fee and owners opted for mailing check

- **Online payments will not be offered at this time**
14. 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 – **response received from property owner and they are in the process of moving trailer. Agenda item to be added to July meeting for follow-up on trailer removal.**
 - **Sanitarian surveyed trailers on 319A and because trailers are being housed inside a building there were no violations at this time.**
 15. Complaint regarding dusk to dawn lights on home on lot 162A Bobcat Trail -
 16. Jason to look at adding a 'lighting note' to the construction permit to coincide with Bylaws (Article V: Directors, Section 11: Powers & Duties, e)
 17. 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.

Request to remedy lighting violation to be sent to property owner via email as well as certified letter

 - Revision completed and posted to website
 18. 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)- **Sanitarian surveyed property and no violations found at that time**

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 – **Craig has determined that it is in SMOA best interest if sign is placed on SMOA property**

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 19th @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 - status**
- Jim to check with AM Welles on start date of roadwork- status will be moving equipment (grader & roller) in today (6/7) to start doing the portions of the roads that will just need grading & rolling. He does not know when the heavier equipment will be in for the Haypress Lake Rd. portion. At this time AM Welles is only available for a limited time and will have to complete prior job and will return in 3 weeks. **Jim to contact AM Welles for explanation of work in progress**

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 – no permit received – **next steps-letter sent 5/16/22 no receipt received as of this date – add agenda item for July meeting**
 183A – tear down and rebuild new home. Send out letter if permit has not been submitted – letter sent and permit received and approved- **no special assessment due, send letter regarding debri**

123A-Carnett (Deerfoot) approved

17A Beyer Financial – permit and assessment fees received - **requested new permit application on revised form and plat map**

56B Vessey – permit and assessment fees received - **requested new permit application on revised form and plat map**

New Business –

Correspondence-Emails & Phone –

1. 220, 222 & 223B Ramos email regarding roadwork on Holly Creek and Foothill
 - Holly Creek on road work schedule
 - Additional email received regarding roadwork – **Roadwork on Holly Creek to continue as planned from Foothill intersection to picnic table. Additional work has not been budgeted for at this time – Sue to email to advise property owner**
2. Steimle – Bobcat Trail road repair – **roadwork on Bobcat is included on this years scope of work**
3. Kristi Vessey response letter – **Sue to respond to email**
4. Kathy Stetler email regarding lot 17A construction – **Sue to draft response email**
5. Bill Witt email regarding 22/23 budget – **Budget corrected - Sue to respond to email**
6. Teresa Hageman email regarding lot 17A construction **Sue to draft response email**
7. David Duffin email regarding building – ***requested permit* - Sue to email again requesting permit**
8. Marcella Powell phone call regarding snow mobiles, boats and multiple tractors parked on surrounding properties - **Sue to draft email to advise no violations at this time**

Open Discussion/Action Items –

Tania Cubell discussion regarding lights on Bobcat Trail and over grown grasses on adjacent property

Next Meeting: 7/9/22

Adjourn: 6:30