

Shining Mountains Owner's Association

MINUTES

Board of Directors

Tuesday, September 14, 2021 4:00 pm

Present: Jim McFall, Bill Sherrard, Ken Sargent, Mike Sheffield, Sandi Bourgeois, Sue Sherrard, Lynn & Sheila Emery, Jenny Rohrback, Shirley Mathews, Cedar West, Craig George, Krystalynn Schlegel, Raif & Sally Martin, Dave Hunt, Jason Petrillo, Dave McCrory, Ron Russell, Kim Frank, Gretchen Furlong, Carol Gessell, Natalie Latysch, Michael Scott, Dick Engel, Marshall Morlock

Call to Order: 4:03 pm

Approval of 07/10/21 minutes: Sandi motioned to approve, 2nd Bill, passed

Approval of 07/22/21 minutes: Sandi motioned to approve, 2nd Bill, passed

Approval of 08/25/21 minutes: Sandi motioned to approve, 2nd Mike, passed

Approval of Financial Reports: Tabled

Ken proposed to have Accountant review books bi-annually and to adjust the 2021/2022 Budget to reflect taxes on property sale and attorney fees

New Business

- Ken advised that legal fees to date for issue with Smith/Lot 120B are \$3,500.00
- Jim motioned to approve SMOA phone line installation at Sherrard residence, 2nd Sandi, passed
- Sandi to research and obtain estimate for new Computer/laptop
- Board agreed to upgrade Quick Books to newest version when new computer received
- Ogburn Law Firm/Attorney Client Fee Agreement signed and retainer submitted
- All letters outlined below to be sent certified/return receipt requested
- Jim motioned to approve Sue Sherrard's request for \$100 petty cash, 2nd Sandi, passed
- SMWUA/Dave Hunt commented on extension of north ditch to provide water to lot 45B. Further discussions pending.

Unfinished Business

- ✓ Trailers on vacant properties
 - Need Board drafted letter Lots 55 & 56A Re-visit issue September 2021.
 - Letter to Magee/lot 164A
 - Letter to Davis/lot 165A (complaintant)
 - Letter to Schaefer/131A
 - Letter to Thompson/Lot 132A (complaintant)
- ✓ Snow Fencing
 - Revisit October 2021
- ✓ Lot 247A Covenant #6 Trailer Violation Antler Trail
 - Letter to Rybikowsky/Lot 247A
 - Letter to Maisano/Lot 237A (complaintant)
- ✓ Lot 254A/Kelchner-Gravel for Holly Creek Trail
 - Need Jim & Bill to assess area where Mr Kelchner would like to have gravel and will draft letter to Mr Kelchner
 - Tabled pending approval of roadwork bid

- ✓ Lot 162A Covenant #3 Construction Permit
 - Letter to Steimle/lot 162A
- ✓ Bruce Brodie-Gravel on Pine Cone/Dry Creek
 - Tabled pending approval of roadwork bid
- ✓ Roadside Mowing Unit I & II
 - Bid received and accepted. Pending availability. Designated all East/West roads to be completed first.
- ✓ *Lot 120B- Michael Smith 69 Haypress Lake Trail*
 - Approval of distribution of Attorney letter to SMOA members in attendance
 - Mr. Smith has obtained legal counsel and will be submitting proposed compromise

Sandi motioned to purchase 1 entrance sign @ \$850 to be placed on lot 312A, 2nd Mike, passed. Second entrance sign tabled until permission received from property owner of lot 92A/Trousant. Speed limit & Private Property signs tabled. Road signs tabled until a determination of what road signs need to be replaced and SMOA members present were asked to assist in that process.

Ken suggested forming committees to handle specific processes. Ken also suggested a work party to include SMOA members to clean up common areas, specifically the lakes in the Spring of 2022.

Tabled scheduling of weed assessments with new Weed Board President until Spring 2022.

Tabled revision of Construction application (include expiration date)

Kim Frank was present at the meeting and access to Hook Trail discussed. Noted: Hook Trail is not a plotted easement.

Common Areas-Lakes – Ken motioned to stock lakes with 1,000 fish, 2nd Sandi, passed

Roads – Tabled discussion/approval of roadwork bid until 9/27/21

Construction Permits – 11 applications approved

Open Discussion

- Jason Petrillo/3 Rivers discussed progress of Fiber Optic installation
- Craig George suggested the Board post the agenda and financials for each meeting on the website. The Board agreed to have the agenda posted 48 hours in advance of the meeting.
- Shirley Mathews advised that nobody is allowed on her property with the exception of the Board.
- Discussion regarding the use of impact fees for new builds.
- Sign on Haypress Lake gate needs to be replaced with larger sign.
- Discussion regarding retaining attorney to revise By-Laws and Rules & Regulations to be more in line with Covenants

Next Meeting: October 14, 2021

Adjourn: 6:15