

**Shining Mountains Owner's Association**  
**Minutes**  
**Board of Directors Meeting**  
**Thursday, September 14th @ 5:00 pm**

Call to Order: 5:00

Present: Lynn & Sheila Emery, Diane Francis, Priscilla Arnheiter, Carole Reilly, Dave McCrory, Cedar West, Craig George, Jason Petrillo, Pat Noack, Sue Sherrard

|                                  |         |     |                   |       |                |
|----------------------------------|---------|-----|-------------------|-------|----------------|
| Approval of 08/10/23 Minutes:    | Motion: |     | 2 <sup>nd</sup> : |       | Action: tabled |
| Approval of 08/31/23 Financials: | Motion: | Pat | 2 <sup>nd</sup> : | Cedar | Action: passed |

**Unfinished Business**

- Road Signs – Private Road sign on SMOA/BLM border – installation within next couple weeks and the Vessey's have volunteered to assist with installation
- Invoices from Kenyon Noble (24.97), Ennis Lumber (25.00) & Feeds-N-Needs (276.00) for culvert identification total of 325.97 – invoice from Kenyon Noble was a duplicate and not paid. All other invoices approved and paid
- Dry Creek Trail blind hill roadwork – Invoice from Signs West in the amount of 545.00 for 3 stop signs, 2 road signs and controlled intersection sign was approved and paid. AM Welles to submit bid for removing/lowering blind hill and will install stop signs
- \*162A Steimle/Bruggeman VRBO concerns – Continued research for clarification. Jason to draft notification for posting on website
- Kelly Hess - Review Directional Plan for the SMOA Directors - resolved
- Mark Cullen – 2 loads of gravel dumped on his property - resolved
- \*Steve Hageman – Weed Spraying, roadwork and VRBO's
- \*Bruce Richards – lighting on VRBO
- 162A Steimle – complaint regarding lights on garage - resolved
- What is classified as commercial operations within the SMOA – Continued research for clarification.
- Website – additions/removals/updated needs – Board of Directors page

**Common Areas/Lakes**

- Survey of Upper lake lot scheduled at a cost of \$1-\$2k to be paid from limited assessment Lakes/Common Area funds. Survey necessary to determine alternative accesses to upper lake.
- Memorial bench(s) request – Cedar motioned to approve placement of memorial bench(s) at lower lake along the pathway, 2<sup>nd</sup> Pat, motion approved
- Gate(s) status – Gate is currently open and will remain open. New locks were purchased and there are now issues with existing keys. Waiting on estimates for cost of new type of gates for the upper and lower portions of Unit 3 as well as information on combination locks
- Cold Springs Pond – Water flow measurements taken and discussed. Current basket system is not working properly. Install culvert and re-design @ creek level. Need to remove willows in overflow area. AM Welles willing to mitigate issues however permits will be required

**Roads / Easements**

- Yearly road construction projects status/culvert markings – completed culverts on Antler, Sidehill, Bent and Cold Creek. Work on north side of Hayfield Loop to Lantern, address potholes on Lantern & Lasso to begin next week. Budget for roadwork this year will be kept between \$90-\$120k

- Meeting to be scheduled to discuss 23/24 snowplowing
- Weed spraying – Requested estimate to spray roads on plow map to kill grasses on both sides to prepare for road recovery next year. Knapweed at Cold Springs Pond were re-sprayed
- Road mowing – Dave has started the roadside mowing
- Lake signage - tabled
- Ranch Trail & Shining Mountains Loop Road signs – received and will be installed
- Unit 3 – Future plans to be discussed for Haypress Lake Trail above Cedar West property

#### **Construction Permits**

- 66B Petrillo approved
- 107/108A Jellinek pending
- 18C Manka pending
- 170A Harris – Jason to draft letter

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

- Past due assessment invoices and letters to be emailed or mailed to property owners in arrears
- Construction violation and various additional letters to be mailed certified mail to property owners in violation of 1 year build completion

#### **Open Discussion/Action Items - Public Discussion and/or Comments on Items Not Listed on the Agenda but Within the Board's Jurisdiction**

#### **Executive Session/closed session - Matters pertaining to Attorney Client Privilege content and/or litigation issues**

- 170A/Fanelli – Executive Session
- 64B/Mancini – Executive Session – Geodome under legal review

Next Meeting: October 12th, 2023 @ 5:00