

**Shining Mountains Owners Association
Board of Directors Meeting
October 12th, 2023
MINUTES**

Called to Order: 5:08 PM

Present: Jason Petrillo, Craig George, Pat Noack, Dennis Baker, Lynn & Sheila Emery,
Sandi & Bill Bourgeois, Sue Sherrard

Approval of 8/10/23 minutes: Motion: Craig 2nd: Dennis Action: Passed

Approval of 9/14/23 minutes: Motion: Jason 2nd: Pat Action: Passed

Approval of 9/30/23 financials: Motion: Craig 2nd: Pat Action: Passed

Unfinished Business:

Road Signs:

Craig reported that majority of signs have been placed and the remaining signs will be completed by next meeting, 11/9/23. **Closing item**

Private Road Signs (BLM/SMOA border):

No signs have been placed and this item is now tabled until Spring 2024.

Dry Creek/Blind Hill:

2 stop signs have been placed. 3rd stop sign installation at Dry Creek & Shining Mtn Loop Rd has been placed on hold and will be incorporated with mailbox project 2024. Currently nowhere to place sign.

Dry Creek:

Road sign has been placed. **Closing item**

162A Steimle/Bruggerman:

The Covenants, Bylaws, or Rules & Regulations do not state anything in regards to VRBO's, AIRBNB's, short term rentals, etc. We have no rules or laws regarding short term rentals. We are waiting for the state and/or the county to define that short term rentals are considered a 'commercial business'. As we know it today, they are declared a home business, not a 'commercial business'.

We as a subdivision can only keep those folks (renters) out of the subdivisions common areas and fisheries per our bylaws.

Letter sent to property owners. **Closing item**

Steve Hageman:

Discussion had with Mr. Hageman. **Closing item**

Bruce Richards:

Craig to draft letter in response. Other items in motion which will help with clarification. **Closing item**

Classification of Commercial Operations:

Item has been referred to legal for clarification. **Closing item**

170B Harris:

Letter drafted for mailing. **Closing item**

170B Harris/Rohrback:

Letter to be drafted and mailed to complaintant. **Closing item**

Online Meeting:

TV to be installed on apparatus floor at fire hall. Suggestion made to mount TV on stand for mobility and use in meeting room. Pat to meet with fire chief to determine options. Board to research pricing of additional items needed for online meetings

Upper Lake Survey:

Completed 10/11/23. All pins were found and board will be moving forward with re-design of entry into upper lake. Common area funds will be used for re-design

Closing item

Gate status:

After lengthy discussion, Haypress Lakes gate will remain open until locks/keys issue can be resolved. Problem remains that existing keys work intermittently with new locks. Jason in contact with locksmiths in Butte for assistance with resolution. Combination locks will not be used

Cold Springs Pond:

Moving forward with removal of willows and goal is to have the pond drained by next meeting, 11/9

Kelly Tucker:

Discussion completed. **Closing item**

Lake Signage:

Signs placed. **Closing item**

Mailboxes:

Tabled until Spring 2024 (incorporate stop sign at Dry Creek)

Mike Scavatto:

Individual action to repair potholes. **Closing Item**

Snowfencing:

Completed. **Closing item**

2023 Roadwork:

Bulk of the scheduled roadwork has been completed by AM Welles. Some culverts were replaced some were able to be salvaged. Straw bales have been placed in multiple areas to assist with soil erosion. Pat to research and order cones for use to mark problem areas this winter. Posts for reflective delineators marking culverts/road edges to be installed.

Weed Spraying:

Spot spraying completed. **Closing item**

Ranch Trail & Shining Mtn Loop Rd Signs:

Signs placed. **Closing item**

Common Areas/Lakes

Roads/Easements

Snowplowing:

Meeting pending/TBD

New Business - Correspondence (Emails/Phone)

Jason motioned to approve invoices 2nd by Dennis, motion passed.

\$77.95 Craig George reimbursement

\$51,000.00 AM Welles

\$1,760.00 Signs West

\$189.00 INA Accounting and \$1,195.00 Sue Sherrard

Open Discussion/Action Items

Going forward, subject line of email will be noted as "APPROVAL NEEDED" for ease of identification

Executive Session/Closed Session

170A Fanelli

64B Mancini

Next Meeting: November 9th, 2023 @ 5:00 pm

Adjourn: 7:30pm