

Shining Mountains Owner's Association

MINUTES

Board of Directors

Thursday, November 18th, 2021 4:00 pm

Present: Jim McFall, Ken Sargent, Jason Petrillo, Cedar West, Craig George, Sue Sherrard, Lynn & Sheila Emery, Ron Russell and Dave McCrory.

Call to Order: 4:03

Approval of 10/14/21 minutes: Craig motioned to accept 10/14/21 minutes with correction noted, 2nd Ken, motion passed.

Approval of October Financial Reports: Jason motioned to accept financial reports as presented, 2nd Cedar, motion passed.

Budget revision-***Need Board Action***

Unfinished Business

- ✓ Trailers on vacant properties
 - *Dingfelder 55/56A letter to be drafted by Craig George/letter sent 11/10*
 - *Magee/164A trailer moved*
 - *Lot Schaefer/131A-Schaefer response letter received. Jason to contact Ms. Schaefer by 11/24 to discuss moving trailer and Covenant violations*
 - *Lot Rybikowsky/247A letter sent to TX address receipt received, sending additional letter to MT address, receipt received. Need Board action-topic moved to Executive Session for further discussion*
- ✓ *Lot 120B- Michael Smith 69 Haypress Lake Trail*
 - *Cover on hoop house, lights and plants have been removed. Framework of hoop house still remains on property*
- ✓ *Fanelli/170A letter to be drafted by Craig George/letter sent 11/10 and Mr. Fanelli responded via email. Topic moved to Executive session for further discussion*
- ✓ *Mathews/15B Horse Motel status. Verification of advertising to be completed*
- ✓ *Status of snowplowing contract-\$130 per hour weekdays and \$145 per hour weekends*
- ✓ *Snow Fencing*
 - *Revisit Spring 2022 after Committee (Craig George/Cedar West) identify drift prone areas*
- ✓ *Roadside Mowing Unit I & II*
 - *Bid received and accepted. Mowing to begin this month pending no moisture or wind.*

South SMOA entrance sign has been installed.

Response received approving installation SMOA entrance sign at north entrance from 92A/Tousant. Craig motioned to replace north entrance sign, 2nd Ken, motion passed and sign will be ordered Private Property signs status. Craig, Cedar, Ron and Ken will be attaching signs to existing road signs and will determine if any road signs need to be replaced

Revised Construction application submitted by Jason for approval

Common Areas/Lakes-Dave McCrory researching BLM contact information to obtain permission to install private property sign on Boiler Springs at transition point from BLM to Shining Mtns

Roads-Spring 2022

Construction Permits-155A-156A/Bean No construction permit received. 2nd letter was sent and Jason will call property owner
199A/Porter shed application approved
310A/Shirley residence application approved
77C/Block residence application approved
Pending: 39A/Henry's Fork Homes-Downton residence (plot plan requested)

New Business

Election of Officers-Cedar motioned to appoint Craig George as Vice President, 2nd Ken, motion passed.
Ken motioned to appoint Jason Petrillo as Secretary, 2nd Craig, motion passed.
Jim motioned to appoint Cedar West as 2nd Vice President, 2nd Ken, motion passed.
Ken Sargent was elected to Treasurer at 8/25/21 meeting.
Treasurer/Ken Sargent and Vice President/Craig George terms expire 6/30/2022 remaining officer positions to expire 06/30/2023.
Ken motioned to approve obtaining a debit card for SMOA use for small purchases ie office supplies, postage etc, 2nd Cedar, motion passed
Discussion regarding changing bank from First Interstate Bank to Madison Valley Bank. Cedar to followup with Madison Valley regarding change
Ken motioned to increase HOA dues to \$200.00 annually, 2nd Cedar, Jim opposed, motion passed
Discussion regarding sending initial HOA invoices June 1, follow up with second invoice including late fees (\$10?) and lien letter in 90 days then file lien 90 days later. Further discussion to follow.
Craig motioned to transfer to Quick Books online, 2nd Ken, Jim opposed, motioned passed. Monthly charge for QB online would be automatically debited from SMOA account. Would allow for payments online. INA Accounting to set up and administrate, cost not to exceed \$1,000.
Upgrade website to be more interactive. Complete and submit construction application online etc.
Researching use of web designer to assist with upgrades.
Committees to monitor specific areas and report new builds, covenant infractions etc

Correspondence-Emails & Phone

Received follow up emails from 132A/Thompson and 173A/Lawson regarding covenant infractions

Open Discussion

Ron Russell discussed his findings from research regarding signage

Next Meeting: January 13, 2022

Adjourn: 5:40

Executive Session: Closed to membership and continued after regular meeting adjournment.