

Shining Mountains Owners Association
Board of Directors Meeting
January 13th, 2026
MINUTES

Call to Order: 5:00 PM

Craig motioned to approve the minutes of 12/09/25, 2nd Cedar, motion passed
Ken motioned to approved the financials of 12/31/25, 2nd Craig, motion passed

TABLED ITEMS FROM PRIOR MEETINGS:

- Private Road Sign (BLM/SMOA border) May 2026
- Mailboxes FY 26/27 – Craig spoke with the Vessey’s and advised that they buried concrete ballasts upside down and attached mailbox to ballast. Cost for ballast appx \$200 each. Craig will also revisit mailbox pricing for updated costs.
- Upper Lakes trail maintenance/development
- Reflective culvert posts
- Policy & Procedures
- Picnic Tables common areas

Unfinished Business

- Cold Springs Pond – Installation of concrete scheduled for Thursday, 1/15/26 @ 9:00 am. Cedar will supply tractor with bucket to move concrete into place.
- Correspondence Tracker – no discussion
- Finalization of Rules and Regulations – Rules & Regulations presented and the Board has scheduled a follow up meeting for Friday, 1/16/26 @ 5:00 pm to be held at Dennis’s home to allow Board to review revisions discuss further prior to approval.

Common Areas/Lakes

Roads/Easements

- Craig to obtain hourly rates for roadwork equipment and forward to Ken for budgeting purposes.

Construction Permits

New Business – Correspondence – Next Steps

- Sue will order 1,000 each of white, yellow and blue envelopes as well as matching colored paper in preparation for election mailings. 2,000 Prepaid postage envelopes will also be ordered for mailings
- Ken to begin preparing proposed 26/27 financial budget
- Board members to provide feedback prior to meeting on Friday, 1/16
- Schedule meeting for discussion of Policies & Procedures finalization
- Address Long standing Covenant/By-Law compliance issues
- Finalize election process and timeline.

Open Discussion Items *(Public discussion and/or comments on items not listed on the Agenda but within the Board's jurisdiction)*

- Mr. & Mrs. Santiago of 353 Shining Mountains Loop Rd expressed concerns regarding the number of cattle (appx 30) on the property at 363 Shining Mountains Loop Rd and the proximity to their property and the possibility of well contamination. Property at 353 Shining Mountains Loop which is currently being used as a rental property. Craig to draft letter to property owner to discuss resolution.

Next Meeting: February 10th, 2026

Meeting adjourned: