

Shining Mountains Owners Association
Board of Directors Meeting
March 10th, 2026
MINUTES

Call to Order: 5:00

Present: Dennis Baker, Craig George, Cedar West, Sue Sherrard, Cooper Taylor, Jenny Rohrback, Carmine Fierro, Kelly Tucker
Zoom attendees: Michelle Seuis, Bjorn Leum, Howard Goltz, Ken Sargent

Approval of 02/18/26 Minutes: Craig motioned to accept minutes of 2/18/26, 2nd Dennis, passed
Approval of 02/28/26 Financials: Ken motioned to accept financials of 02/28/26, 2nd Craig, passed

TABLED ITEMS FROM PRIOR MEETINGS:

- Private Road Sign (BLM/SMOA border) May 2026
- Upper Lakes trail maintenance/development
- Reflective culvert posts
- Picnic Tables common areas
- Address long standing Covenant/By-Law compliance issues

New Business – Correspondence – Next Steps

- Increase Limited Assessment fees – Ken motioned to increase effective 7/1/26 to \$3,500.00, 2nd Craig, motion passed
Finalized election process and timeline in coordination with Admin Policy & Procedure. Dennis to review and coordinate with Jenny and finalized documents to Sue for printing.
- Order two additional return address stamps for mailings
- Prepare list of members in good standing for election day
- Set up separate voting table at annual meeting for day-of meeting payments and ballot distribution
- *Election Committee (Jenny Rohrback, Terry Davis, Jesse Fanelli)*
 - Schedule meeting to stuff envelopes for nomination packet mailing before March 28th
 - Review election process and procedures at first committee meeting
 - Count and verify ballots on annual meeting day (July 11th)
 - Verify member standing against returned white envelopes before opening ballots
- Admin Policy & Procedure disseminated for review and discussion and will be emailed to Board. Document has not been finalized as items may move in timeline or change as needed
- 363 Shining Mountain Loop Rd. Cattle have been removed and property has been harrowed. Property management company is handling
- Jenny will provide her findings regarding State HOA voting regulations for future reference
- Craig – Cold Springs Pond parking location to be at lower end of pond, north side of creek and possible insurance issues that may need consideration
- Copies of Joint Use Utility Right of Way Easement with Northwest Energy have been distributed
- Website to be updated with assessment fee information and Dennis to draft letter for Jenny to distribute with Ennis Realtors indicating the same
- Research bylaws regarding payment deadline at annual meeting (before conclusion vs. before meeting starts)
- 2026/2027 Projects – Dennis
 - Building for SMOA file storage and public access
 - Mailbox/parcel pedestals to replace individual mailboxes at several locations. Craig to survey areas with mail delivery person to identify optimal locations for additional group mailboxes with package slots

Next Meeting: April 14th, 2026

Meeting adjourned: 6:05