

Shining Mountains Owners Association
Board of Directors Meeting
May 12th, 2026
AGENDA

Call to Order:

Present:

Approval of 04/14/26 Minutes:

Approval of 04/30/26 Financials:

TABLED ITEMS FROM PRIOR MEETINGS:

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

Unfinished Business

- 2026/2027 Projects
 - Building for SMOA file storage and public access
 - Mailbox/parcel pedestals to replace individual mailboxes at several locations.
- Dennis to draft letter for Jenny to distribute with Ennis Realtors indicating the same
- Jenny to provide her findings regarding State HOA voting regulations for future reference
- Research bylaws regarding payment deadline at annual meeting (before conclusion vs. before beginning of meeting) – additional research of By Laws to be conducted and findings will be defined prior to Annual meeting
- Antler Trail road sign
- Maisano complaint

Common Areas/Lakes

Roads/Easements

Construction Permits

- 169A/First XV LLC/Branfield/McCollum residence approved

New Business – Correspondence – Open Discussion

- Approval of 26/27 Budget

Next Meeting: June 9th, 2026

Meeting adjourned: