

Shining Mountains Owners Association
Board of Directors Meeting
February 10th, 2026 and
Rescheduled February 18th, 2026
MINUTES

February 10th, 2026

Present: Dennis Baker, Craig George, Sue Sherrard

Zoom: John Deitch, Bruce Bartholomew

Meeting rescheduled to February 18th, 2026 as quorum not met

February 18th, 2026

Call to Order: 5:00

Present: Dennis Baker, Craig George, Sue Sherrard

Zoom: Ken Sargent, Kristie Vessey

Craig motioned to accept the minutes of 01/23/2026, 2nd Dennis, approved

Craig motioned to accept the financial reports as of 01/31/2026, 2nd Ken, approved

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

Unfinished Business

- Cold Springs Pond – Craig making pedestal to hold signage and will install
- Policy & Procedures – Craig & Sue to schedule meeting to finalize
- Address Long standing Covenant/By-Law compliance issues
- 26/27 budget status – Craig discussed estimated costs for mailboxes, installation and ballasts \$15,000-\$20,000 for budgeting purposes. Craig will also meet with postal carrier, Kristy for location and requirements of post office
 - Transport and Installation appx \$2,000. Each ballast will hold 2 pedestal boxes with 16 individual locking mailboxes and 2 parcel boxes. Additional ballasts will be placed at sites for expansion purposes
 - Mailboxes appx \$2,300 each
 - Preliminary mailbox sites & current individual mail box count
 1. Foothill & Shining Mountains Loop Rd (27) 3 pedestals
 2. Dry Creek (22) 2 pedestals
 3. Axolotl Rd 1 pedestal
 4. 1 additional pedestal at Fish Hatchery current site
- Finalize election process and timeline – pending Policy & Procedures finalization
- Cattle @ 363 Shining Mountains Loop Rd status – certified letter to property owner

Common Areas/Lakes

- Craig suggested purchasing signs for the upper lakes area
- Ken motioned to approve upper lake sign budget of \$450, 2nd Dennis, approved

Roads/Easements

- Craig discussed hourly rates for roadwork equipment and mobilization costs

Construction Permits

- 84B/Duffin approved
- 98A/Waldo approved
- 152B/Mavity approved
- 201A/Truitt approved

New Business – Correspondence – Next Steps

- Reimbursements from 3 of 5 Board members has been received for cost of Short Term Rental mailing
- Craig suggested the Board host BBQ after the annual meeting. Board members present agreed

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

- Craig suggested utilizing space at Cold Springs Pond for parking area. Cost would be minimal. Area available should have space for 5-6 parking spaces for cars/trucks with trailers. Craig will also create a map indicating proposed parking area
- Discussion regarding joint use utility right of way easement with Northwest Energy. Copies of documents to be distributed upon completion
- Obtain state HOA voting regulations from Jenny to keep on file for future reference
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Executive Session/Closed Session (Matters pertaining to Attorney Client Privilege content and/or litigation issues)

Next Meeting: March 10th, 2026

Meeting adjourned: 5:52