

Shining Mountains Homeowners Association

Annual Meeting Minutes

Date: July 5th, 2025

Location: Fire Hall on Fish Hatchery Rd

Time: 10:00 am

The meeting was called to order by Acting President or Presiding Officer – Craig George, who welcomed attendees and thanked them for coming.

Thank you to the Madison Valley Rural Fire Department for being part of the SMOA subdivision and to Chief Christensen and Captain Pat Noack in arranging the use of the facility. Also thank you to the volunteers Melanie Davies and Jr Turner for their assistance with ballot counting, Lori Turner and Sue Sherrard for preparing for the BBQ.

Introduction of current Board of Directors

Dennis Baker, Secretary, discussed balloting procedures.

Members who did not receive a ballot previously were received ballots and confirmed lot ownership. Several members requested additional keys for multiple lots. The cost for additional keys was stated to be \$45 each. Names and lot numbers of new and existing members were documented.

New members introduced themselves. Questions were raised about the definition of 'resident' in board eligibility. Members suggested including a glossary of defined terms in future bylaw revisions. There was general support for requiring board members to live within the association area.

Clarification sought regarding lock boxes observed at the Haypress gate system.

Ken Sargent, Treasurer, discussed financials:

Road Work Costs:

- FY 2023–2024: \$226,165
- Previous years: Ranged from \$35,000 to \$206,800
- Roads were identified as the association's most significant expense.

Legal Fees:

- FY 2023–2024: \$16,557 (reported)
- Total legal spending cited as over \$24,000, and thus far ~~\$14,500~~ \$11,275 has been recovered.
- Dispute involved enforcement of a \$2,500 Special Assessment for initial construction.

A legal dispute involving one owner was discussed at length:

- The court ruled that the association failed to file lien release, however no penalty was incurred.
- Association bylaws were upheld as legally enforceable.
- A total of \$14,500 to date has been recovered from the member which was apportioned to unpaid assessments and the remainder to legal fees. Efforts to recover the remaining legal fees are being sought.

Delinquent Dues (AR over 90 Days):

- 2023: \$21,181
- 2024: \$22,666
- July 2025: Reduced to \$7,500

Proceeds from a property sale (Lot #160A , which was not ever part of designated common areas system) were allocated to road maintenance. The land sale and related litigation history were clarified by multiple board and audience members.

Members were invited to share concerns and offer direction to the board.

- Strengthening enforcement mechanisms.
- Clarifying roles and procedures to reduce litigation.
- Ensuring better communication and legal alignment in future.

Meeting was concluded at 11:30 am with thanks to all attendees. Members were encouraged to submit ideas or bylaw suggestions to the board for consideration.

Next Meeting Date:

Minutes Submitted by: Sue Sherrard

Approved on:

Announcement of election results:

Dennis Baker, Cedar West, Zac Fanelli were elected to serve the 2025 -2027 on the Board of Directors