

Board of Directors Meeting
Shining Mountains Owners Association
November 14, 2019, 4:00 pm
MVRFD Station #3

Present: Jim McFall, Howard Goltz, Don Kensinger, Warren Lindman, Angela Karanas, Sue Sherrard, Laura Gilmore & Bruce Richards

Called to Order: 4:09 pm

Minutes: Don made a motion to approve the October 16, 2019 meeting minutes, Warren 2nd, motion passed.

Financials: After review of financial reports, Angela made a motion to accept financial reports as presented, Warren 2nd, motion passed.

Old Business:

- **Coyote Trail:** Don didn't feel a letter was necessary at this time as there were no current complaints. Angela feels that the Board needs to make an effort to uphold the rules and regulations of SMOA. After discussion the Board scheduled a **meeting on November 21st @ 4:00 to finalize Rules & Regulations**. Once finalized the Board will have the new Rules & Regulations reviewed by our attorney. When attorney approval is received the Board will then re-visit the Coyote Trail issue and draft a letter to owners requesting the removal or reorganization of items of concern on the property.
- **Cold Springs Pond:** Jim has attempted to contact contractors to proceed with walkway construction. Jim will call contractors again.
Trailers on vacant lots: Holding off on letters to property owners until Rules & Regulations are finalized. Don and Warren will identify properties in violation.

Roads:

- **Snow fencing:** Board decided it was too late in the year to form a committee to identify and install snow fencing in areas that have significant drift problems. Will re-visit next year.
- **Road Maintenance Program:** Warren and Don plan to meet and establish a plan this winter.

Common Areas-Lakes:

- Jim motioned to have Harriman stock upper, middle and lower Haypress Lakes with 1,300 fish at \$2.80 per fish for a total cost of \$3,640.00 including delivery. Angela 2nd, motion passed.

Open Discussion:

Bruce Richards voiced concerns regarding inability to obtain power to his properties due to the association plat maps naming utility easements as "utility easements" - Recently Northwestern Energy has expressed a preference for them to say "**Public** Utility Easements" The board is planning to discuss the viability of changing plat maps with an attorney within the next several months. Different power line alternatives were discussed, but rejected by Bruce due to expense. Bruce requested that the board provide faster responses to emails, and the board agreed to work on quick replies. With regard to the utility easements specifically, however, we agree the issue is both complex and potentially difficult to obtain legal opinions on at this time, since a similar issue is being adjudicated in Red Lodge which will likely establish or change precedence when finalized.

Laura Gilmore attended meeting for her client which is due to close on property on Bobcat Trail on November 19th. The new owner has met with 2 contractors that are concerned with a large dip on Bobcat where trucks delivering building materials etc. could have problems. He has received a bid from Titan for \$4,400.00 for a 40 ft culvert in that area which the new owner has agreed to pay with his own funds upon board approval. Warren motioned to accept Mr. Stemle's offer to install culvert on Bobcat at his expense pending Jim's approval of location of culvert and Titan must provide SMOA with paid in full invoice indicating SMOA in the Name, Address line of statement and the notation that pit run will be used in place of road mix. Don 2nd, motion passed.

Angela ordered Cavern Trail street sign from Signs West. Any brackets necessary for installation will also be orders from Signs West. Jim will continue attempting to contact AM Welles for gravel crushing estimates. Jim will contact High Caliber for snow removal estimate/contract.

Next Meeting: January 9, 2020 MVRFD #3 @ 4:00 pm

Meeting Adjourned: 5:30 pm