

**Shining Mountains Owners Association  
Board of Directors Meeting  
April 8th, 2025  
MINUTES**

Called to Order: 5:02 PM

Present: Jason Petrillo, Cedar West, Craig George, Dennis Baker, Greg Gleason, Sue Sherrard, Paul Robinson, Teri Davis, Greg Gleason, Lynn Emery, William Montalvo, Zac Fanelli, Josh Zepp, Kylie Zepp, John Gleghorn, Gail Gleghorn, Jenny Rohrbach, Alan Rohrbach, Melanie Davies, Colin Davies, Bjorn Leum, Dino Fanelli, Lawrence Grall, Cooper Taylor, Jim Garcia, John Thompson, Shane Fredrick, Janel Buller, Deborah Charmholm, Gretchen Furlong, Warren Berg and 9 others via Zoom

Approval of 03/11/25 Minutes: Motion: Dennis 2nd: Craig Action: Passed

Approval of 03/31/25 Financials: Motion: Dennis 2nd: Craig Action: Passed

**TABLED UNTIL SPRING**

1. Private Road Sign (BLM/SMOA border) will revisit in May 2025
2. Mailboxes - brief description of bank of mailboxes to be placed within subdivision. No status has been received from USPS
3. Cold Springs Pond overflow issues/remedies - brief description of issues with pond overflow and efforts to acquire WiFi for cameras to monitor pond
4. Slash burn - Cedar working on obtaining a burn permit and will need volunteers to assist with managing burn
5. Upper Lakes Trail maintenance/development - Craig explained upper lake progress. Will be working on graveled parking area and the paths around the middle and lower ponds to complete the loop
6. Haypress Lake & Boiler Springs Trails construction - some roadwork has been completed and will review upper end after snow melt to determine what additional work will be needed.
7. Reflective culvert post markers - appx 100 markers need to be installed to mark culverts. Board will be moving forward to contract out installation of posts at an hourly rate

**Unfinished Business:**

1. Gravel Crushing - AM Welles in the process of setting up equipment to begin crushing gravel and should be appx 3 week process to complete. 2024 roadwork depleted most of the stockpiled gravel. Decision to crush additional gravel to facilitate additional roadwork to be completed within the next few years.
2. Picnic Table common areas - Picnic tables have been purchased and will possibly be placed in May
3. Infraction Tracker - Spreadsheet used by the Board to track status of correspondence to property owners regarding covenant/R&R infractions. ie Construction permits, non payment of dues, expired construction permits etc. Board to discuss after close of this meeting

**Common Areas/Lakes**

Nothing to report

**Roads/Easements**

1. Board makes every effort to complete roadwork prior to annual meeting in July. Extensive work was done in 2024 and hopes are that roadwork this year will be minimal. Noted that one of the biggest contributors to road deterioration was speed.
2. Gretchen Furlong questioned culvert at entrance to her property and was referred to the County for assistance as her property is on the County Road. Jason will follow up with the County for further information and Gretchen will check back with Jason. Jason also met with County Commissioners to discuss possible remedies for Fish Hatchery hill below Diamondback. The Board explained that some property owners were in opposition to intended roadwork which was why the FLAP grant was not awarded to Shining Mountains.

**Construction Permits:**

**New Business - Correspondence (Emails/Phone)**

**Open Discussion/Action Items** *(Public Discussion and/or Comments on Items Not Listed on the Agenda but Within the Board’s Jurisdiction)*

- 1. Separation of properties - All properties have been separated and defined by hierarchy (primary, secondary etc.) when multiple lots owned and will now be invoiced separately. Recurring invoices have been created and will generate annually
- 2. Discussion was had regarding VRBO's. Explained that as of now the State does not declare short term rentals as a Commercial business and not in violation of any covenants or R&R
- 3. Zac Fanelli presented a check in the amount of \$14,500 to close his case with SMOA and be reinstated as a "member in good standing" The Board neither accepted nor denied his offer to close. They explained that they were given express instructions not to discuss. The Board will confer with attorney to determine next steps and will contact Zac to discuss. Several property owners asked questions and made statements and the Board declined to discuss.

**Executive Session/Closed Session** *(Matters pertaining to Attorney Client Privilege content and/or litigation issues)*

Next Meeting: MAY 13TH, 2025  
Adjourn: 6:45 PM