Shining Mountains Owners Association
Board of Directors Meeting
September 9th, 2025
Minutes

Call to Order: 5:00
Present: Dennis Baker, Craig George, Ken Sargent, Cedar West, Zac Fanelli (via Zoom) Sue Sherrard (members in attendance list attached)
Zoom attendees: Bruce Barthlomew, Jessica Johns, Jess Fanelli, Lorri Turner, Teri Davis, Kylie Zepp, Matt Johns

The board discussed audio issues at the start of the meeting, which were eventually resolved.

- Approval of 08/12/25 Minutes: Approved
- Approval of 08/31/25 Financials: Reviewed and approved the August 31st financials without any corrections.
- Sandi Bourgeois requested correction to minutes of June 10th, 2025 to reflect that she removed 4 lockboxes from the property owners fence adjacent to the Haypress Gate.
- Sandi Bourgeois requested that meetings be held so that all Board members could attend and Dennis requested that Zac furnish a copy of his schedule so that meeting dates can be established

TABLED ITEMS FROM PRIOR MEETINGS and not discussed at this meeting:

- Private Road Sign (BLM/SMOA border) until May 2026
- Mailboxes: FY 26/27
- Upper Lakes trail maintenance/development
- Reflective culvert posts
- Policy & Procedures

Unfinished Business

Picnic Tables No Discussion

Cold Springs Pond

- The Board addressed concerns about the pond, discussing its current state and potential drainage issues. They considered installing a camera system at the pond for monitoring and safety purposes and discussed the need for power to be run to the site. Dennis mentioned they are waiting on an estimate for power costs from Northwest Energy. Also noted that limited assessment fees from new construction received from properties on the County roads are allocated to the Common Areas.
- Dennis: Waiting for Northwest Energy to provide cost estimates for power installation at the pond.
- Board: Determine how to implement the camera system at the pond for remote monitoring.
- Board: Develop a system for marking water levels that would require action.
- Board: Determine how to implement lighting at the pond for nighttime maintenance.

Infraction/Correspondence Tracker

- The board discussed the purpose and use of their infraction tracker, clarifying that it is intended to track various activities and correspondence, not just violations. Board suggested changing name to Correspondence tracker. Sandi requested access to the tracker, which Craig agreed to provide after the meeting. The board debated whether to make the tracker public, with some members advocating for transparency while others expressing concerns about privacy and potential litigation. They agreed to consider publishing a high-level version of the tracker without sensitive details. The meeting also touched on the board's role and the appropriate use of board meetings for conducting official business.

Wigwam Trail culvert replacement

- The board discussed several operational matters, including a culvert replacement project on Wigwam Trail that requires a 310 permit from the conservation district and will be funded through the Limited Assessment Fund.
- Craig and Josh: To attend meeting 9/10/25 with Conservation District regarding the 310 permit required for Wigwam Trail culvert replacement.

Common Areas/Lakes No Discussion

Roads/Easements No Discussion

Construction Permits – 170B/Larson construction extension approved

New Business – Correspondence

- The board reviewed snow plowing contractors and rates, with Madison Peaks being recommended as the primary contractor at $10 per hour higher than last year, though concerns were raised about budget constraints for pre-snow ditch mowing. Contractor list attached.
- Craig to email copy of contractor list to Zac
- The Board approved upgrading to the higher version of QuickBooks at $80 per month to enable budget tracking capabilities
- Renter – Access to common areas above gate – no discussion
- Gravel Bond – renewed at its current rate rather than moving it to a CD, as the cost analysis showed it would be 8 months before any potential savings would be realized.
- 24A/Murphy – Unauthorized parking on property (near mailboxes at Fish Hatchery Rd) Craig has contacted the property owner for resolution ideas
- The board discussed accounts receivable, with Shining reporting that while current outstanding dues are around $20,000, this represents a significant improvement from previous years when they reached $75,000. They reviewed current receivables indicating 88 property owners who are currently delinquent on their dues, explaining that these owners would not be eligible to vote at the upcoming meetings. The board also discussed lien procedures indicating they are reviewing 5 potential lien cases and Dennis will attempt to make personal contact with the property owners before filing liens, while Zac clarified that no liens have been filed yet.
- Dennis will also attempt to personally contact property owners in arrears and no 2nd notice/invoices will be mailed
- The board discussed the validity of the 2025 election, with Dennis confirming it followed the same procedures as previous elections. Copies of previous ballots/proxies dating back to 2008 were disseminated for review. Sandy raised concerns about proxy votes being counted, which led to a debate about the handling of multiple property votes. The board agreed to review and clarify the proxy voting process for future elections, with a suggestion to count proxies separately before adding them to individual votes. Sandi Bourgeois posed the question to the Board "Was the election fair and did it meet our By-Law requirements?" Dennis stated the election was fair and valid. Cedar agreed that the procedure met By-Laws requirement the best we could. Craig and Ken declined to answer as they were not observers of the ballot processing.

- Judith Benson – Stated various nationwide statistics and expressed her dismay regarding the election and counting of proxies and the increase in dues. She currently owns 16 properties and dues for 26/27 FY would be $5800. No discussion regarding thistle spraying was had.
- Discussion was had regarding VC Ranches and $250.00 increase in tax assessments for road maintenance. (Two Bumps Rd was mentioned however unclear if this tax assessment is for all roads within VC Ranches or just Two Bumps Rd) Current tax assessment is $100.00 bringing the total to $350.00 annually. Also discussed on the floor that Shining Mountains vs. surrounding subdivisions dues were not comparable as Shining Mountains is the largest Subdivision in the area with considerably more miles of roads than other subdivisions. The Board also noted that as properties are developed the current two track roads would have to be built into actual roads for access to those properties.

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

The Board reviewed financial decisions, noting that despite a planned $50,000 budget for road maintenance this year, they had previously spent $137,000 on roads and $100,000 on gravel, with the development's roads now in the best shape ever. The board agreed to put the discussion of dues increase back on the agenda for next month's meeting, ensuring 5-day notice to be posted on the website to enable member participation. The board discussed road maintenance and dues in the subdivision, presented financial estimates for road work and suggested increasing dues to cover costs, but agreed to reconsider and discuss. The group debated how to address road issues in different units, particularly Unit 3, where some residents oppose road improvements. The Board emphasized the need for equal treatment across the subdivision and mentioned ongoing communication with the county about road maintenance. The board agreed to gather more input from members before making decisions about dues and road work priorities.

The meeting touched on legal fees and ongoing litigation. Dennis reported that while the Board considered Zac's case to be closed that notification from Zac's attorney has been received that a motion to reopen the case has been filed against the subdivision. Zac denied.

The group discussed the 2025-2026 budget, which Shining confirmed was available but not yet posted on the website. The conversation ended with The Board offering to provide historical budget data to help understand spending trends.

Shylea Wingard suggested a survey idea for homeowners and agreed to have it prepared with assistance from the Board for review at the next meeting. They also decided to hold a discussion about dues increases at the next meeting, despite some resistance, to get feedback and potentially vote on the matter. The board expressed frustration with ongoing complaints about dues and emphasized the need to address the issue seriously.

Quick recap

The board addressed various operational matters including financial reviews, infrastructure concerns, and administrative procedures, with particular focus on the infraction tracker and its potential public release. They discussed road maintenance needs and reviewed accounts receivable, noting improvements in outstanding dues while addressing delinquent accounts. The board concluded by examining the validity of recent elections and discussing a proposed dues increase, with plans to gather more member input before making final decisions on both road maintenance and dues adjustments.

Next Meeting: October 14th, 2025
Adjourn: 7:45 pm
Prepared by: Sue Sherrard/AA
Accepted by:_____________________________________