

Shining Mountains Owners Association
Board of Directors Meeting
June 10th, 2025
MINUTES

Called to Order: 5:00 PM

Present: Craig George, Ken Sargent, Cedar West, Dennis Baker, David McQueen, Sue Sherrard, Carol Reilly, Stacey Colebaugh, Kathy Stetler, Jenny Rohrback, Allen Rohrback, Zac Fanelli, Lawrence Grall, David McCrory, Bill Bourgeois, Sandi Bourgeois, Bill Blomeley, Barbara Blomeley, Jim Combes, Kim Mize, Paul R.

Zoom: Jessica Fanelli, Jim McFall, Kathy Naczas, Craig Ramsey

Ken motioned to approve 5/13/2025 Minutes, 2nd Cedar, motion passed unanimously

Ken motioned to approve the 05/31/2025 Financial Reports, 2nd Dennis, motion passed unanimously

TABLED ITEMS FROM PRIOR MEETINGS:

Private Road Sign (BLM/SMOA border)

Mailboxes – The Vessey's are working on installation of mailboxes within their new subdivision and will advise SMOA of the process

Upper Lakes trail maintenance/development - Looking for volunteers to spread gravel and work on development of trails. If no volunteers come forward the Board will rent a bobcat to spread gravel.

Reflective culvert posts – Approximately 100 posts remaining to be installed. Volunteers needed for this project as well.

If no volunteers come forward the Board will hire out at an hourly rate.

Email us at montana.smoa@gmail.com if you would like to assist with any projects.

Unfinished Business

198A/Stiles – 5/16/25 mailed request for permit extension

280A/Leum – 5/27/25 emailed request for permit extension

Picnic Tables common areas – Tables need to be assembled and placed at the lakes.

Volunteers needed for this project. Email montana.smoa@gmail.com if able to assist with this project.

Infraction Tracker – Discussed briefly and explained this tracker is for Board use only to track items that need to be addressed. It will not be available to the membership at this time.

Rules & Regulations – add lighting specifications. Ken motioned to add the lighting clause back into the R&R's, 2nd by Dennis, motion passed unanimously

Common Areas/Lakes

Cold Springs Pond overflow issues/remedies – Dennis will be handling the project to have an electrical box installed on the existing power pole so that a camera can be installed to monitor the pond.

Currently the pond is in full bloom and plans are to drain the pond to flush out the bloom, let set dry for 2-3 weeks to kill the algae and then refill. Board would like to keep the pond open as it is an asset to the subdivision.

Roads/Easements

Unit 3 – N Bunks Trail – This trail will be relocated this summer.

Unit 3 - Construction – Plans to haul 100 yds of pit run to upper part of Unit 3 to be stockpiled and used to fill in holes and repair roads.

Construction Permits

183A/Cox – connex extension permit received/approved

77C/Bragadeste – permit extension received/approved

210B/Strickland - permit extension received/approved

217A/Berzins – shed permit received/approved

258A/Weisel – connex permit received/approved

New Business – Correspondence

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

Ken reported that \$501,560 has been spent on roads in the last 3 years.

Ken reported on legal fees in last 3 years totaled \$47,321, which breaks down to \$24.87 per lot annually)

70C/Bourgeois – items discussed

- B) At each annual meeting the members of the Association shall elect, by secret ballot, a Board of Directors in accordance with the requirements of the Bylaws. The members may also transact such other business of the Association as may properly come before them at such annual meetings.
- As the ballot states, the 2025 proxy is for Board of Directors vote only and the proxy section must be completed by the property owner.
- All blue envelopes that are postmarked by June 30, 2025 will be opened and tallied at the annual meeting.
- Emailed ballot or proxy will not be valid.
- Committee of 3 members in good standing will be established to open and tally ballots and names of those members were not disclosed.
- Discussion regarding the separation of ballot from proxy voting was had. Board will need to determine process going forward.

Jenny Rohrback questioned transparency of committee to count ballots.

Christian Pederson challenged ballot design as intentionally confusing. Craig defended the current ballot process as consistent with past years.

R&R's and By-Laws Updates

- Board reviewing and updating rules
- Changes include clarification on quorums and meeting types
- Added provisions for enforcement of dues collection

- **Conclusion**
 - Updates aimed at standardizing procedures
 - Changes focused on improving enforceability

Board Transparency

- Jenny: Expressed concerns about lack of transparency
- Multiple members requested access to legal invoices
- Craig: Cited legal counsel advice regarding information sharing
- Discussion of records access rights
- **Conclusion**
 - Board will work on improving transparency
 - Some limitations exist due to ongoing litigation

Action items

- **Board**
 - Remove unauthorized lock boxes from gates
 - ~~Sandi Bourgeois has removed 4 lock boxes from the Haypress gate~~
 - **Correction per request @ 9/9/25 meeting: Sandi Bourgeois removed 4 lock boxes from the private fencing adjacent to the Haypress Gate.**
 - Implement separate proxy and ballot forms for next election
 - Complete organization of association records and filing system
- **Dennis**
 - Continue working with construction permit compliance
- **Craig**
 - Address road maintenance in Unit 3
 - Review process for sharing financial records with members

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

No items to discuss as of 6/10/2025

Next Meeting:

Adjourn: 7:00 PM