

Shining Mountains Owners Association  
Board of Directors Meeting  
April 14, 2026  
MINUTES

Call to Order: 5:00 pm

Present: Dennis Baker, Cedar West, Craig George, Ken Sargent (zoom), Tina Schlaile, Nate Bean, John Thompson, Cooper Taylor, Jon Town, Shawn Buller, Bonnie Kyles, David McQueen, Kristy Timbimboo, Jenny Rohrback, Marilyn West, Sue Sherrard

Zoom attendees: Bruce Bartholomew, Teri Davis, Howard Goltz, Jessi Fanelli, Mike McCoy, Ellie Manka, Peter Manka

Approval of 03/10/26 Minutes: Craig motioned to approve, 2<sup>nd</sup> Cedar, approved

Approval of 03/31/26 Financials: Craig motioned to approve, 2<sup>nd</sup> Cedar, approved

**TABLED ITEMS FROM PRIOR MEETINGS:**

- Private Road Sign (BLM/SMOA border) May 2026, Craig noted that Board will be conducting the annual road inspections in May and weather/ground conditions will allow for installation of private road sign. Josh Zepp has been contacted to install post for sign. Bill Griffin (gate builder) will also inspect area for suggestions regarding gate at upper entrance to SMOA. SMWUA will also be contacted to mark water ditches in that area.
- Upper Lakes trail maintenance/development
- Reflective culvert posts
- Picnic Tables common areas
- Address long standing Covenant/By-Law compliance issues

**Unfinished Business**

- Prepare list of members in good standing for election day - Sue noted that list would be prepared the evening prior to meeting to ensure most accurate accounting
- 2026/2027 Projects
  - Building for SMOA file storage and public access – Dennis presented plans for the proposed 10x20 building at an approximate cost of \$7,200 to be placed on the SMOA gravel pit lot. The building will provide an essential office space to house SMOA documents and various building supplies. Discussion was had with those present with no objections. Craig has offered to donate a generator to provide electricity.
  - Craig motioned to accept the proposed plans for the building, 2<sup>nd</sup> Ken, motion approved. Dennis to obtain information and next steps from builder to initiate the purchase.
  - Mailbox/parcel pedestals to replace individual mailboxes at several locations. Discussion was had regarding pedestals and Jon Town suggested building some type of unit to house the existing mailboxes in lieu of pedestal boxes as that may be a less expensive option and allow for a more rural look. Craig reiterated that this project remains in the planning/research stage and no funds have been used as of this writing. Craig has plans to meet with the mail carrier Christy regarding placement and recommendations and is still meeting with the Post Mistress regarding USPS contribution to the project and their roles in maintaining the pedestals.
- Dennis to draft letter for Jenny to distribute with Ennis Realtors indicating the same – remains unfinished
- Jenny to provide her findings regarding State HOA voting regulations for future reference – remains unfinished
- Research bylaws regarding payment deadline at annual meeting (before conclusion vs. before beginning of meeting) – additional research of By Laws to be conducted and findings will be defined prior to Annual meeting

## **Common Areas/Lakes**

- Cedar and Jim McFall continue to research and locate past stocking letters for presentation at the meeting with DNRC to obtain the water use permit. Once the DNRC water permit is secured Cedar will proceed with pursuing the stocking permit from FWP. New regulations may prohibit rainbow trout stocking and likely alternatives are cutthroat, brook trout or grayling

## **Roads/Easements**

- Antler Trail road sign missing. The sign has been recovered after being advertised for sale on Facebook and will be reinstalled
- The cattle guard at the north entrance is scheduled to be repaired by the County next month.

## **Construction Permits**

- 272A/Schlaile construction extension approved

## **New Business – Correspondence – Open Discussion**

- Maisano complaint – Dennis has drafted 2 letters to property owner, to be hand delivered, regarding trash collection and removal as well as construction completion timeline.
- 169A/McCollum residence permit pending
- Taylor lot # assignment verification – Revised plot plans after lot consolidation were reviewed prior to meeting with Craig and Cooper and lot numbers have been verified for billing purposes
- Discussion regarding nomination forms and future mailings will include multiple nomination forms to afford nomination for all open positions. Also discussed and reviewed were ballot/proxy letters & envelopes and ballot/proxy return envelope.
  - Nominations will be accepted through April 30, 2026.
  - 2026/2027 Annual dues invoices will be mailed May 1, 2026.
  - Ballot and proxy letters will be mailed May 15, 2026 with a return due date of June 30, 2026. Multiple labels will be provided for mailing of ballots/proxies as each property will receive separate voting materials. A white envelope will be provided for return of ballot/proxy envelopes. Incomplete white return envelopes will be considered invalid.
- Ken noted that collection efforts have reduced the unpaid amounts significantly from \$30,000 to approximately \$12,000 and 3 liens remain in place. Also noted 4 owners account for 40% of the accounts receivable.
- Legal Case summary - The Fanelli case, which began over a \$2,500 unpaid assessment, resulted in total legal costs of approximately \$48,000 (\$28,577 last year + \$20,000 this year). The association recovered \$12,000 from the initial judgment but will not recover costs from the recent Rule 11 appeal. The case also challenged the board's legitimacy and authority, which the court reaffirmed with its decision. This represents roughly \$74 per lot across the 634 lots within the subdivision.
- Ken noted that snowplowing is significantly under budget and those budgeted funds could be allocated to the purchase of the storage building.
- Craig noted Insurance coverage confirmation. Policy covers board members and volunteers working under board direction with board member supervision present
- Cedar West presented his letter of resignation due to current health issues. Cedar will continue to work with Jim and David on the water right and fish stocking permits.
- Dennis accepted letter of resignation and thanked Cedar for his many years of dedication to the Association. Also noted, Cedar has 14 months remaining in his term and was not up for re-election this year. Dennis motioned to appoint David McQueen to fulfill the remainder of the term for the now open position, 2<sup>nd</sup> Craig, motion approved. Dave's background: Former president of 500-home California HOA with \$2M budget, former contractor and served on the SMOA Board previously.

Next Meeting: May 12th, 2026

Meeting adjourned: 6:25 pm