

**Shining Mountains Owners Association
Board of Directors Meeting
August 12th, 2025
MINUTES**

Called to Order: 5:00 PM

Present: Cedar West, Dennis Baker, Craig George, Ken Sargent, Sue Sherrard, Dave McCrory, Jenny Rohrback, Allen Rohrback, Fred Kimball, Priscilla Arnheiter, Stacy C, Kelly Tucker, Debbie Dent, Ron Russell, Lynn Emery, Sandi Bourgeois, Stephanie Bode Ward

Zoom: Terry Davis, Kristi Vessey, Christian Pederson, Kylie Zepp, Jess Fanelli

Approval of 06/10/25 Minutes: with corrections of: Sandi Bourgeois removed 4 lock boxes from the Haypress Gate.

Craig motioned to approve, 2nd Ken, motioned carried

Approval of 06/30/25 Financials: Ken motioned to approve, 2nd Cedar, motion carried

Approval of 07/01/25 Minutes: Craig motioned to approve, 2nd Cedar, motion carried

Approval of 07/05/25 Minutes: with correction of recovered legal fees of \$11275.00. Craig motioned to approve, 2nd Cedar, motion carried

Approval of 07/08/25 Minutes: Craig motioned to approve, 2nd Ken, motion carried

Approval of 07/31/25 Financials: Ken motioned to approve, 2nd Craig, motion carried

TABLED ITEMS FROM PRIOR MEETINGS:

- Private Road Sign (BLM/SMOA border) Craig motioned to table this item until May 2026, 2nd Cedar, motion carried
- Mailboxes: Funds to purchase the banks of mailboxes was not budgeted for in this fiscal year. Prep work will continue for submission to Postal service and revisited and budgeted in FY 26/27.
- Upper Lakes trail maintenance/development: Gravel has been spread on the trail up to the bridge and in the parking area.
- Reflective culvert posts: Josh Zepp has offered to assist Craig with backhoe to install culvert markers.
- Policy & Procedures: To be completed within next 60 days.

Unfinished Business

- Picnic Tables common areas status: Craig purchased a hitch for his own use to be attached to his 4 wheeler and will share with the Association to enable delivery of picnic tables to the Lakes.
- Cold Springs Pond overflow issues and algae bloom status: Pond was drained to allow algae to die off. Dennis working with Northwestern Energy to pull electricity to property so the pond can be monitored with cameras. Property owner, Peter Manka, has offered to assist with ideas to stop the flow of debris into the drain of the pond and causing blockage.

Common Areas/Lakes

- Cedar continues to work with State, County and local government to obtain permits for stocking of the lakes. The Association currently owns the water rights to the streams that feed the Lakes however not the water rights for the lakes. Legislation changes this past year now require ownership of water rights for the lakes to obtain the permit.

Roads/Easements

- Wigwam Trail culvert replacement: This culvert will require a 301 permit from the DNRC. Next meeting of DNRC about 3 weeks out. 20' plastic culvert will be purchased at a cost of \$1,000 and the installation cost will be approximately \$1,800.
- Majority of the roadwork maintenance for the 24/25 FY was completed in Unit 1.

Construction Permits

- 198A/Stiles extension approved
- 280A/Leum extension approved
- 121A/Davis garage & shed approved

New Business – Correspondence

- Dues increase: Going forward, the cost of road maintenance has increased and new construction in the subdivision has decreased leaving the Association with a limited budget of \$50k for road work annually which is insufficient for the 41 miles of roads to be maintained. Discussion followed regarding increasing the annual dues to \$350.
 - Sandi Bourgeois: Raising dues to \$350 annually would represent a 57% increase. And cited that the expenditures for legal fees this past year were not in the best interest of the Association.
 - Cedar West: It is the Board's duty/responsibility to uphold the By-laws and Covenants.
 - Jenny Rohrback: Raising dues to \$350 would put Shining Mountains the third most expensive subdivision for annual dues in this area. Shadow Ridge is \$600, Golf Course is \$400 and Pronghorn is \$330.
 - Stephanie Bode Wade: Are the other subdivisions comparable in size or miles of roadway to be maintained?
 - Dennis Baker: Noted that legal fees were costly, however the Association was awarded \$14,500 and \$11,275 was posted to the total cost of legal fees. Approximate cost to each property owner \$25-\$30.
 - Majority of the property owners present agreed that the legal expenditures were necessary and that the precedent that was set was invaluable.
- Craig motioned to raise annual dues to \$350 effective July 1, 2026, 2nd Cedar, motion carried. Letters to property owners advising of increase will be mailed within the next 30 days and posted on the website as well.
- Ballot committee to have separate ballots and proxy letters finalized within next 30 days to be presented at the next meeting.
- Formation of Rules & Regulations review committee to make final recommendations to the Board prior to implementation?? don't have any notes on this topic
- Land use agreement has been finalized with Kevin Buysse to stockpile gravel on portion of his property in Unit 3.
- Board to research white flags on roadside in Unit 3.

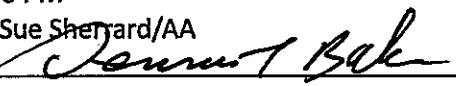
Open Discussion Items (Public discussion and/or comments on items not listed on the Agenda but within the Board's jurisdiction)

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

Next Meeting: September 9th, 2026

Adjourn: 6:30 PM

Prepared by: Sue Sherrard/AA

Accepted by:  9/9/25