

SMWOA Shining Mountain West Owner's Association

January 18th, 2024

The meeting was called to order at approximately 3:05 PM. Board members present were: Dale Brownscombe, Earl Gooch, Meg Sammons, and Craig McCormack.

The Davies Property

The SMWOA board received an update on the intention to subdivide the 15.5-acre property into one 5-acre and one 10.5-acre property, each equipped with wells and septic systems.

Avila Proposed Subdivision

Aaron Avila plans to establish a subdivision within Shining Mountain West, and the current plans are available at the library. Board members have reached out to the county to understand regulations. Additionally, one or two board members plan to attend the county meeting on January 29th at 6:15 to ensure the subdivision adheres to SMWOA covenants. The board explored the feasibility of implementing a subdivision impact fee and discussed the process for assessing HOA fees in a minor subdivision within Shining Mountains West.

Board member Brad Tank

The board discussed Brad Tank's potential departure from the board and possible replacements.

HOA Dues

The proposal to raise dues, including options requiring only board members' votes, was considered. The board also explored alternative fundraising methods, including the possibility of holding an auction to raise funds.

Other Issues Discussed

The board addressed upcoming meetings with the HOA attorney focusing on property usage restrictions. We also covered camper/trailer fees for individuals failing to adhere to covenants. Additionally, discussions took place regarding outgoing emails for invoices and statements.

Meeting adjourned at approximately 4 PM.