

## Thunder Mountain Land Owner Association Board Meeting

May 15, 2021

**Present:** Jim Brown, Jason Wood, Margee Beebe, Fred Dreis, Kenny Cleaves, Kaleb Anderson, Boyd Ferrin, Mike Foley, and Wendy Dreis

**Absent/Excused:** All present

**President Jim Brown:** Call meeting to order.

**Discussion:** Shared information and actions attorney has taken. Norm Reese invited to annual meeting and he acknowledged he is available and will attend.

### **Financials & Treasurer Report: Boyd Ferrin**

#### **Discussion:**

- Financial Report
  - Current TMLOA balance is \$36,263.53.
  - Approximately \$16,360 still outstanding, about 40%.
  - Secretary working on collecting past due amounts in addition to current dues.
- Do we post positions up for re-election this year?
  - Board concurred to post positions on website.
  - Positions are Boyd Ferrin, Fred Dreis, and Jason Woods.
- TMLOA Landowners Annual Meeting Saturday, June 12 @ 10am
  - Boyd will set up sound system.
  - Current Idaho rules state over 50 attendees must be outside.
    - Holding meeting outside, be prepared for any pending weather.
    - Owners to bring own chairs to sit in or umbrellas for sun/rain.
    - No meals or potluck.
    - Board to provide store purchased cookies and drinks.
  - Wendy will update and post to TMLOA website.
- Dues for owners on the boundaries of TMLOA needing access through HOA up to Wyoming Trail.
  - Per previous meetings, concurred access can be granted, on year-to-year basis, with the outside owner paying dues.
  - The outside owners need to be aware of CCRs.
  - Consider a contract.
  - For commercial users, need to discuss with Norm billing options.

### **TMLOA Secretary: Wendy Dreis**

**Discussion:** Provided status of invoices and dues.

- Biggest obstacle is when lots are sold, secretary/TMLOA Board is not being notified by past or new owners. Lots of additional work goes into reconciling these accounts.
- Concern there are many who might not pay simply because they say they didn't get an invoice, but records indicate invoices sent by email and/or postal mail.
- President/board asked that website be updated to reflect: Payments due June 1 whether you get an invoice or not.

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### Land Improvements: Fred Dreis

#### Discussion:

- A TMLOA property owner confirmed he will dig the trench for the electrical line, when permits and dig line/blue stakes are completed. Fred will contact dig line and provide number to Jim to coordinate time/date and Jason assisting with permits needed.
- Discussed options for fire hydrants and making the mountain safer for water accessibility in the event of a fire.
  - More discussion needed at a later date, need to consider:
    - Liability issues
    - Firetruck access and compatibility to water accesses
    - Type of container
    - Costs
    - Other options, etc
- Report out on current requests.
- Report out on concerns with non-compliant requests. List provided to board. Discussion led to additional concerns, follow up list provided to Jim to discuss with attorney.
- Incidents on the mountain and enforcement
  - Suggested to place on annual landowner meeting agenda, for landowners' input.
  - Jim indicated Norm our attorney is working on it and will follow up with him.

### Roads: Kenny Cleaves

#### Discussion: Roads and Gate Updates

- Gate issues:
  - Gates locked a couple weeks before December 1, 2020 until April 30, 2021.
  - Many problems occurred during the winter: 1) gate left open and not closed after someone entered, 2) gate pushed open until gate broke, 3) chain cut with bolt cutter, 4) gate pushed up to get chain off pipe, in addition to others. Fixed various times during winter.
  - Discussed changing locking system this coming winter and take other measures to identify violators.
- Roads - mag chloride and grading:
  - Cost \$2,800, 500 yards or full truck \$3,600 does 1.2 miles
    - Boyd motioned to do \$3,600 / Mike second
    - Board passed and agreed unanimously to do 1.2 miles for \$3,600
  - Kenny will coordinate with Kit and Dust Busters to do this week, but no later than Memorial Day weekend.
- Culverts – Using metal detector to find and fix some culverts.
- Can roads be moved? Concerns raised where the road cuts through property lines.
  - Idaho law indicates, after 6 years, the road in common will not be moved.
  - Roads need to be 24' wide, to accommodate fire engines. In some areas, not this wide, Kenny will work with Kit to widen when doing the grading this year after the tree cutting last year, more clearing appears to be available.

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**Lower Main Gate: Margee Beebe**

**Discussion:**

- Six remotes ordered, in addition to two from last year, will be for sale at annual meeting for use at the lower gate. The upper gate does not have a remote access option.
- Upper gate, bar needs to be lowered, people are going under and still coming through.
- Need electrical run to gate. Jim is working with Fred and Jason to complete.
- TMLOA Shed west side does not work, Jim will work on it.

**Meet at 9am Saturday, June 12, as the board prior to annual meeting**

**Meeting Adjourned**