

Thunder Mountain Land Owner Association
“Landowner” Annual Meeting
June 12, 2021

President: Jim Brown

- Welcomed everyone. Everyone signed in and obtained a voting ballot for each lot owned. Last meeting held in 2019 due to Covid-19 in 2020.
- Jim Brown introduced himself and role, he introduced Norm Reece, attorney for TMLOA, and then had each board member introduce themselves.
 - Kaleb Anderson – Water
 - Ken Cleaves – Roads
 - Boyd Ferrin – Treasurer
 - Jason Wood – Brush Control
 - Wendy Dreis – Secretary/Webmaster (appointed, not a board member, non-voting)
 - Margee Beebe – Gates
 - Fred Dreis – Architectural Issues
 - Mike Foley – Vice President (Excused)

Financials & Treasurer Report: Boyd Ferrin

- As of June 10th, 80% of dues have been collected for 2021 year.
- There are approximately 98 owners owing dues prior to 2021, 50% collected in last two months, most through sale of properties during closing. Approximately 48 lots are delinquent of 316.
- *Audience comment:* Andy Loughmiller indicated concerns about owners’ late dues and suggested CPA firm process dues.
 - *Response:* The amount of dues uncollected is less than the cost for a CPA firm. Must be 5 years past due before we can lien, and currently none of the past due amounts are more than 2 years past due. We are actively working to collect.
- Profit/Loss sheet provided as last page of meeting notes. Highlights include \$47,116 starting balance, upper gate cost \$7,750, roads so far this year \$21,295, garbage \$588 but this year adding trailer so cost increases \$100 for each load for each holiday.
- Parting message, “Be Good Neighbors!” Best thing we can do on the mountain.

Election: Jim Brown

- There are 3 people on the board open for re-nomination this year. They are Boyd Ferrin, Fred Dreis, and Jason Wood. The people are up for re-nominations, not the positions. The board assigns positions based on needs and skills of each person voted on the board.
- The 3 previous individuals Boyd, Fred, and Jason accepted consideration for re-nomination and were placed on voting ballots.
 - Jim opened nominations from the floor/audience.
 - Lindsey Perko motioned nomination for Rick Brown / Andy Loughmiller seconded the motion.
 - Jim asked if any other nominations from the floor/audience.
 - Toni Ann Wood asked to Close nominations / Randy Cantaloupe seconded the motion.
 - Nominations were closed and ballots collected.

Election Results: Jim Brown

- ***Announced towards end of meeting:*** Boyd Ferrin, Fred Dreis, and Jason Wood re-elected.
- ***Post meeting note*:*** Rick Brown appointed by TMLOA board in position vacated April 2021.
**Reference TMLOA board meeting notes 6/12/2021.*

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Water & Spring: Kaleb Anderson

- ***The water situation the year is the worst it has ever been.*** The water is only a trickle, and the tanks are not filling up. No plans to expand water resources, capacity is at 6,000 gallons.
- ***The spring will have a lock * placed on the spring to allow for the water to build up in the tanks, in hope that there will be water available for July 4th. All water must be brought in.***
**Reference TMLOA board meeting notes 6/12/2021.*
- ***Audience comment:*** Asked about well water at the shed?
 - ***Response:*** The water at the shed well is the color of lemonade, but tastes like bad lemonade, and has too much mineral in it, not tested, but can be used for watering trees. It is not drinkable. It flows slowly at about 5 gallons per minute.

Architectural Issues & Land Improvements: Fred Dreis

- Opened by indicating on Lava Hot Springs fire department and mentioned he would research other possible alternative water sources within the Lava Hot Springs that might be available.
- For architectural issues, there have been at least 15 lots change ownership and submissions for land improvement forms continue to be submitted. Thanks for completing and submitting for the board to consider and approve.
- There have been a few problems with roads, fences, electrical boxes, putting things in before notifying the TMLOA board, etc. and completing projects according to county code. Please submit the forms when starting a project to prevent any problems and work with the county to obtain proper permits to prevent any delays or issues.
- ***Audience comment:*** Asked if after submitting form, owners could be provided some form of confirmation that their submission of information was received.
 - ***Response:*** Correspondence is provided, will seek to continue to provide responses. However, if a response is not received immediately, or if any questions, please feel free to contact by phone or text.

Lower Main Gate: Margee Beebe

- Thanks to Jeff who assisted in the installation of the Upper gate. It is helping to keep some out on the upper side of the mountain. The Lower gate will be opened during the four major holidays: Memorial Day, July 4th, July 24th, and Labor Day.
- The TMLOA board is working to run power to the Lower gate to help with opening and closing the gate when the solar battery charge is depleted. Due to the volume of people now on the mountain the solar battery is not sufficient to meet the needs of the gate.
- ***Audience comments:*** Raised concern for when the Snow Gate is opened and where it is placed.
 - ***Responses:*** 1) The gate was placed by board in area that best benefited the mountain to prevent least amount of road damage and access. 2) Cost to repair road over \$17,000 prior to snow gate installation. 3) Additionally, Snow Gate installed to prevent those that do not belong on the mountain and inappropriate vehicles from entering during the winter. 4) TMLOA board tabled concerns around the Snow Gate for now and board will continue to discuss on the board concerns raised.
- ***Audience suggested:*** Use remotes or RFI ID cards as option to enter, to ensure codes are not shared and further limit access unless owner has a card.

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- *Response:* TMLOA board will take it under consideration. Need to review equipment costs.

Roads/Culverts: Ken Cleaves

- The roads we drive on are mountains roads, not freeways or by-ways, and they can be a little rough. Just before Memorial Day, the roads were graded, but today it is hard to notice. Bad spots in the road will continue to be addressed.
- Put down mag chloride this year from the bottom of the road, at the gate entry, and up the road until it was gone. This road base maintains road, cuts down on the dust, helps at the gate entry, and if this was not done, the road turns into a slippery, muddy mess.
- *Audience comment:* Asked about owning and maintaining our own equipment and doing the work ourselves.
 - *Response:* This was done in the past and was too cost prohibitive, including maintenance and insurance and too expensive or hard to find volunteers to run and maintain equipment and work on the roads.
- *Audience comment:* Suggested double dues / unanimous NO from crowd.
 - *Response:* TMLOA board agreed, doing the best we can and costs are lower having others do the work.

Brush and Weed Control: Jason Woods

- Pulling brush and weeds is best option; Spray as second option; Be careful if burning, don't recommend this year due to high fire danger.
- *Audience commented:* Now that we can see the results of the brush cut last year, the board and the assistance Kaleb provided to get it done, is appreciated and roads cut back looks very nice. Thanks to Kaleb and those who did the work.
 - *Response:* TMLOA board appreciated comments, patience, and understanding and felt the same.

Fire Danger: Boyd Ferrin

- Talked with Lava Hot Springs Fire Chief; Possible closure for open flame fires for all of Bannock County, more to come.

Post Note: Bannock County “Open Fires Banned”, Sunday, June 20 – Oct 1, 2021. See link below

https://www.eastidahonews.com/2021/06/bannock-county-open-burn-ban-to-begin-sunday/?fbclid=IwAR0hW5I-rwjklNcZYnVuHdS4ZRZUoRmCRoGekv1aK7w9Ds_tjawYCGdZSV0

Miscellaneous: TMLOA Board

- **NO fireworks** allowed on the mountain, EVER.
- Garbage – 4 containers emptied each week.
 - There are 4 major holidays, in addition to containers, a trailer will be provided. These are Memorial Day, 4th of July, 24th of July, and Labor Day.
 - Please, if trailer or containers are overflowing, pack out your own garbage.
- Off Road Vehicles – stay on the roads, this includes in common areas.
- Audience comment: Suggested sending out or requesting items of concerns from landowners to place on agenda prior to landowner meeting to enable TMLOA board to address.

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- Response: TMLOA board member indicated good suggestion and will look to do this next year.

Attendance:

There were 39 landowners who “signed in” for attendance, including 8 board members, owning a total of 53 lots.