

Minutes 7-4-2020

TMLOA Board Meeting

In attendance: Jim Brown, Boyd Ferrin, Margee Beebe, Marilyn Everton, Jason Wood, Kenny Cleaves, Kaleb Anderson, Fred Dreis

OLD Business: Kathy Archibald sent an email explaining that her son TJ, his wife and baby live in the house at the bottom of the hill before you come onto TMLOA property. She states that they have developed respiratory problems because of the road dust stirred up by our usage of the road. Discussion on the road and dust problems was addressed last meeting. Due to the heavy rain and difficulties getting this to happen we have held off. Urgency of this matter has put this as a top priority.

Motion to mag chloride the lane and one mile of Thunder Mountain Property has been approved with each of the three parties (Archibald's, TMLOA, and Fred Dreis) each paying 1/3 of cost.

Motion seconded, voted and passed unanimously passed.

Financial Update: Boyd reports \$36,000 in our bank account as of 7-4-2020. Outstanding bills due are \$16,000. Total amount left is \$20,000.

Roads: Kenny reports, there has been a lot of rain and traffic this year. The roads show it, but are in good shape considering.

Website: Wendy reports that there have been some updates and is coming along nicely.

New Business:

Gate: Margee reports that there has been a problem with the battery for the gate. A new battery has been ordered.

Gate Codes: Margee reports she has been putting in codes for the gate and there are a lot of codes.

Question: How to make the gate codes manageable?

Discussion: ideas considered, use a 5 digit code, change code on a regular base, giving realtors code on a temporary bases nonmember usage of road.

Motion: Charge access fee on limited bases renewable every year to access Thunder Mountain road for nonmembers. Price would be \$250.00 for those with adjoining property only and \$500.00 for commercial use. The CCR's will be reviewed and agree to follow to at time of purchase.

Motion seconded and approved unanimously.

Easement for Spring: In the event that the spring property may be sold the buyer and TMLOA must agree to maintain fence with costs being shared. This idea will be referred to Norm Reece, attorney for the TMLOA, for advisement.

Improper use of Common Areas on TMLOA:

Motion: Common areas are for non-impact activity only. Absolutely no motorized vehicles in this area at any time will be allowed. All vehicles must stay on establish roadways only.

Motion seconded and passed unanimously.

Old Easements that affect other land access: The board wants to maintain the integrity of all outer perimeters of TMLOA. Discussion tabled until further advice from our lawyer.

Adjourned