

**Thunder Mountain Land Owner Association Board Meeting**  
**March 27, 2021**

**President:** Jim Brown.

**Present:** Jim Brown, Ken Cleaves, Mike Foley, Boyd Ferrin, Margee Bebee, Fred Dreis, and Wendy Dreis

**Absent/Excused:** Kaleb Anderson and Jason Wood

**President Jim Brown:** Meeting called to order

**New Information:** Marilyn Everton resigned as secretary; she was called on an LDS mission.

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

- The current TMLOA balance is \$21,038.00.
- Invoices have started to be sent out.
- If the land owner has an email, an invoice was sent via email.
- The remaining invoices are being sent by postal mail.
- Approximately half of the land owners have been emailed. Wendy Dreis was asked to help in Marilyn Everton's absence and is working on sending the remaining invoices postal mail.

Q: Have billings always been sent out via postal mail?

A: Yes, until this year. Sending by email to those with emails and postal mail without emails.

Q: Any past due land owners?

A: Yes, about 45 lots.

**Rental Spaces:** *Board*

**Discussion:** Who oversees the rental spaces? Boyd Ferrin

- If changing spaces of current renters, contact must be made with Boyd Ferrin.
- Rental spaces should not be passed on to new owners.
- Boyd will be sending billing invoices for rental space amount due.
- The invoices for rental spaces are billed separate from the lot due amounts.

Q: Can another building be built for additional rental spaces?

A: No. TMLOA is not in rental business, there is no capital in the funding, fees would need to be increased, and TMLOA funds used to build a new building for the purpose of rental spaces does not benefit all TMLOA land owners.

**Roads:** *Kenny Cleaves*

**Discussion:** Was any money paid in advance for a discount to Kit last year? Yes, \$5,000 was paid in advance to Kit last fall for 2021 charges.

- When will the roads be graded and sprayed for dust? Before Memorial Day after first grade. Cost last year to Dust Busters was \$2,285.
- What parts of the road will be sprayed? From farm house at the bottom and up around corner, in front of gate, and beyond until mile marker 1.
- Two additional coverts need to be installed at the cost of \$1,200 - \$1,500.
- In some areas, the road is down to the dirt and needs gravel and is very muddy when wet. Seeking to gravel these areas.
- Looking forward to widening the road in some areas due to the tree cutting last year.

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**Motion made by Boyd Ferrin:** TMLOA board made motion to give an additional \$12,500 funds to maintaining roads, in addition to the \$5,000 given in fall of 2020.

**Motion Seconded by Fred Dreis.**

**Motion proposed and unanimously passed:** TMLOA board will provide a total of \$17,500 for 2021 road maintenance, \$5,000 and \$12,500.

**Action:** Kenny will contact Kit and Dust Busters in preparation to get roads ready.

**Snow Gate: Kenny Cleaves**

**Discussion:** Questions have been raised about when the snow gate will be opening this year 2021.

- When the roads are too wet and regular vehicles (trucks and cars) are going up too soon, the vehicles destroy the roads.
- Last year there was \$15,000 cost to repair the road running up to Klamath.
- Access to properties is not restricted, only vehicles during the late fall or winter season, when roads are wet or until the roads are dry enough to allow vehicle traffic for the spring and summer seasons.
- Comment was made whether additional snow gates can be added at other places on the road? It was determined no additional gates will be added.
- Kenny will go up the mountain and observe the roads today, March 27, 2021, to determine if the gate should be opened or not and post information to the TMLOA Facebook page.
- **Post meeting note:** *The snow gate will remain closed; the roads are not dry enough and the snow is still too deep. Kenny posted information to the Thunder Mountain Facebook page.*
- Suggestion is to open snow gate last week of April, roads should be dry enough by that date.
- It was proposed a sign be posted at the lower main gate indicating the snow gate above is still closed when the snow gate is closed to further save the roads between the two gates.

**Lower Main Gate: Board**

**Discussion:** The lower gate needs to be closed, *even if when the snow gate is not opened.*

- Many vehicles go up, only to turn around at the snow gate and turn around.
- The lower gate still needs to have power run to it for the backup batteries. It was discussed in last month's meeting, notes below.

***Exert from 10/20/2021 Meeting:***

**Discussion:** *Ideas to remedy that are 1. Running power from the small shed to the battery for extra support. 2. Running power from the large shed to the battery again for extra support. 3. installing an extra battery and solar panel.*

- Discussed a trench needs to be dug first and then power run to the gate.
- Fred volunteered that he knew someone that could help dig the trench at little or no cost. Jim volunteered to run the power.

**Action:** Fred Dreis will get trench dug. Jim Brown will run power to the gate.

**Upper Gate: Board**

**Discussion:** Upper gate is working well. No problems. Will any other gates be added? For example, by Selkirk. At this time, no additional gates will be installed.

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**TMLOA Shed: Margee BeBee**

**Discussion:** Shed only has half power. Need to fix it.

**Action:** Jim Brown volunteered to look and see what the problem is when working on the power for the gate.

**Land Improvements: Fred Dreis**

**Discussion:** Need board guidance and assistance with land owners violating or not following the land improvement guidelines.

- What to do and next steps for improper buildings (red tags) and when appropriate permits are not acquired.
- There are county fines, letters can be sent by TMLOA president, and can also involve TMLOA attorney.
- Land owners are responsible for any attorney's fees incurred.

**Action:** Put a list together with the names and issues and additional decisions by the board members or letters by the president can be sent or involve attorney as needed. Discuss fines, penalties, and more at the next meeting.

**TMLOA Secretary: Board**

- **Discussion:** Does the secretary have to be a TMLOA board member, or can it be an appointed position? TMLOA board determined position can be appointed to adjust and appoint based on needs of TMLOA board, as appropriate.
- Making the position an appointed position, removes any conflict of interest with the TMLOA board members and the need to vote for the secretary position.

**Motion made by Mike Foley:** TMLOA board made motion to make secretary position a non-board member and an appointed position as determined and appointed by TMLOA board.

**Motion Seconded by Boyd Ferrin.**

**Motion proposed and unanimously passed:** TMLOA secretary will be an appointed position going forward.

**Discussion:** Suggest making Wendy Dreis the appointed TMLOA secretary. She already does the TMLOA website. Is she willing to accept? Wendy indicated she could do the job if appointed and would accept.

**Motion made by Mike Foley:** Appoint Wendy Dreis as TMLOA secretary.

**Motion Seconded by Boyd Ferrin.**

**Motion proposed and unanimously passed:** New TMLOA *appointed* secretary is Wendy Dreis.

**TMLOA Secretary Board Position Fill?: Board**

**Discussion:** Does vacant position of TMLOA secretary need to be filled with another board member in lieu of the secretary position now becoming an appointed position? Deferred to next meeting. Currently, there are sufficient board members for a forum.

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**TMLOA Members Meeting in June?: Board**

**Discussion:** Question raised about holding TMLOA members meeting this year, 2021. Last year meeting **was not** held due to Covid-19. All agreed, meeting will be held this year. Follow previous years protocol, meeting to be held second Saturday in June. **Member meeting will be June 12, 2021 at 10am.**

**Action:** Wendy asked to post on Facebook and on website.

Meeting Location Notes: Members meeting will be held outside or inside shed, space and weather permitting. Menu and food items to be determined at next board meeting May 1. Food **will not be** potluck. Tentatively, food will be pre-packed, provided by the TMLOA board. Soda and water will be provided. It is up to each member to determine if they want to attend, under all considerations of the Covid-19 protocols, i.e. space, face masks, etc.

**Garbage: Board**

**Discussion:** Will we have garbage cans again this year for trash?

- Yes, we will have regular garbage service from Memorial Day until Labor.
- During Memorial Day, July 4h, and Labor Day, the TMLOA trailer will be pulled out to use for the overflow.
- Members should try to pack out when able.

**Meeting adjourned**