

**Thunder Mountain Land Owner Association**  
**Board Meeting - Pre & Post\* (\*Post meeting in red)**  
**June 12, 2021**

**Present:** Jim Brown, Boyd Ferrin, Ken Cleaves, Fred Dreis, Margee Beebe, Kaleb Anderson, Jason Wood, and Wendy Dreis **Excused:** Mike Foley **Special Guest:** Norm Reece, attorney for TMLOA

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

**Discussion:** Ready for meeting? Any concerns? No concerns.

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

**Discussion:** Financial Report - Boyd has financial report and ready to go over. No concerns.

Wendy will ensure financial report is posted with meeting notes to website.

**Elections:** *Jim Brown*

- Doing early so we can count ballots and announce prior to the end of meeting.
- Wendy will provide ballots at check-in to account for each lot/vote.
  - Audience asked during meeting that only lot numbers, without name, be provided in next election. TMLOA board will take into consideration.
- Welcome back Boyd, Fred, and Jason. Roles and responsibilities will remain the same.
- Discussed appointing Rick Brown in Marilyn Everton's vacated position because he was only other person nominated from the audience on the ballot and the vacated position is available.
  - **Motion made** by Boyd Ferrin to appoint Rick Brown.
  - **Motion seconded** by Margee Bebee.
  - **Motion proposed and unanimously passed** by TMLOA board members present, all voted in favor of appointing Rick Brown.
- Rick Brown will be asked if he will accept vacated term position of Marilyn Everton.
  - Post Meeting: Jim Brown, Boyd Ferrin, and Fred Dreis met with Rick Brown and asked if he would accept position. Rick Brown accepted. Roles and responsibilities will be discussed at next TMLOA board meeting.

**Water & Spring:** *Kaleb Anderson*

**Discussion:** Concerns

- **Need to lock up spring to build up water.** Board concurred, locking spring needs to be done. Hope there will be water by July 4<sup>th</sup>.
- Does Chapel in the Pines owners have access to spring? They do as part of their dues and previous board meetings and agreements.
- Others outside of boundaries, do not have access to the spring, due to previous board meetings and agreements. They only pay for access to the roads.
- Kaleb will ensure lock is placed on spring. Need someone to make signs and post.

**Architectural/Land Improvements:** *Fred Dreis*

**Discussion:** Land improvement concerns

- Easements might come up, no real concerns, most landowners submit property improvement plans and there are no issues.
- Discussed concerns with electrical boxes placed in easement of roads, without TMLOA board approval. Currently there are two improperly placed electrical boxes. One has been moved to an

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appropriate and approved location outside the roadway easement. The other landowner has not moved their electrical box placed within the roadway.

- Electrical boxes should be placed 25 feet or beyond, from center of the existing road, technically should be on private property, when possible. If not placed correctly and presents any hazard, TMLOA board could be responsible for any damages. Rocky Mountain Power requires transformers to be 10 to 15 feet from road edge. This usually keeps them 25 feet from center of road as well.
  - Post Meeting: Jim Brown, Boyd Ferrin, and Fred Dreis met with landowner that does not want to move their electrical box without compensation from the HOA. They discussed specific concerns, easements, location, etc.
  - TMLOA board, road easements are confirmed as 50 foot wide and currently measured 25 feet from center of existing roads, per the rules and regulations of TMLOA.
- Discussed with attorney legal issues related to electrical boxes. It is the responsibility of property owners to ensure all regulations are complied with.

**Lower Main Gate: Margee Beebe**

**Discussion:**

- Follow up: Shed needs electrical AND need electrical to lower gate.
  - Still need to run wiring for building and gate, Kenny has a contact, Boyd indicated just need a bill for estimate of costs.
- Snow gate concerns brought up during meeting tabled until next board meeting.
- All remotes are not working, Margee is checking into reason why not working.
  - Lower gate, no remotes work, Margee will call company to find out what wrong.
  - Contractors, Mike Hall and Kit Tilliotson need to use code until remotes fixed, cannot leave gate open.
- Audience suggested using cards; Boyd said we could do proximity cards, just need to research further for cost, and how to distribute or charge.
  - Concerns raised for when someone forgets card and calls to open.
  - Suggested charge fees to come and let owner in or provide new card.
- What do we do about Visitors / Realtors and any ongoing temporary code(s)?
  - Suggested a "Lock Box" for them and any emergency needs, i.e., sheriff, fire, etc.
- Powerline can put in low voltage and put in transformer to power / a landowner volunteer to dig trench.
  - Fred will contact Dig Line 811
  - Fred will contact Tracy to get trench done and obtain any permits needed by board, needs to be at least 24 inches deep.
- Discussed other options for lower gate:
  - Use bar gate and function like upper gate, with snowmobile access.
- Discussed options to protect gate and access better:
  - Suggested need higher voltage electrical to run a camera if one put in.

**Roads/Culverts: Kenny Cleaves**

**Discussion: Roads Update**

- Roads graded, graveled, and mag chloride. Great Job!

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- Corner of Thunder Mountain and Wasatch needs some work, brought up in last meeting. Looking to put down some gravel.
- Looking to widen roads, concerns for erosion if cut back too far all at once, start a little at a time, take from inside and move to the outside, take a foot or two each swipe, some roads are only 14 feet and code is 20 feet.
- Discussed concerns related to a road Lindsey Perko has concerns about.
  - Post Meeting: Jim Brown, Boyd Ferrin, and Fred Dreis met with landowner and discussed options for landowner.
  - TMLOA board, roads will remain in place and board will not pay costs to move.
- Discussed with attorney legal issues related to roads. Road locations are grandfathered and will not be moved as they have been in place since 1977. Property lines must be adjusted to accommodate current road network.

**Brush and Weeds: Jason Woods**

**Discussion:** No Concerns

**Fire Danger: Boyd Ferrin**

**Discussion:** No Concerns, obtained some information from Lava Hot Springs Fire Chief.

**Miscellaneous**

- Garbage – 4 containers. during 4 major holidays, trailer will be made available.
- Off Road Vehicles – on roads only, not in common area.
- Other – Overall, good turnout, conversations, and meeting. Thanks for cookies and drinks provided.
- Attorney will provide additional documents to be posted to the website, only CCRs currently posted. Wendy will get by-laws and other information posted.
- **Next TMLOA board meeting** at 10am on August 14, 2021. Place to be determined.