

# Thunder Mountain Landowners' Association

2023 Annual Meeting – Agenda

June 10, 2023 @ 10:00 AM

▶ **Welcome and Introductions** **Mike Foley – Vice President**

Boyd Ferrin – President Excused	Norm Reece - Attorney	Kaleb Anderson - Spring/Water
Mike Foley - Vice Pres/Architectural	Fred Dreis – Treasurer	Ken Cleaves - Roads/Culverts
Rick Brown - Architectural	Jeff Quibel - Gates	Jason Wood – Weeds
Wendy Dreis - Secretary	Margee Beebe - Gate Codes	

▶ **Status Reports** **Board Member**

Taxes, Architectural & Land Improvement	Rick
<i>Guests – Bannock County Assessor &amp; Bannock County Inspections</i>	
Roads & Culverts	Rick
Water - Well and Spring	Kaleb
Financial Report	Fred
TM Gate Code Information	Margee
Upper Gate & Snow Gate	Jeff
Weeds & Brush Control	Jason
Secretary Report & Website Info	Wendy

▶ **Things to Remember** **Mike**

- Rentals
- Access above TMLOA
- Fire Danger
- Fireworks
- Sanitation
- Common Areas
- Safety on the Roads

▶ **Elections** **Mike**

Kaleb Anderson	_____
Margee BeBee	_____
Kenny Cleaves	_____

*Nominations from the floor*

_____	_____
_____	_____

▶ **Closing Remarks** **Mike**

▶ **Comments** **Rick**

▶ **Snacks & Drinks** **Thanks from the Board**

## Thunder Mountain Issues – Annual Meeting, June 10, 2023

[www.thundermountainloa.com](http://www.thundermountainloa.com)

**Spring.** The Thunder Mountain Spring provides potable water to TM landowners that need it. The Board asks that landowners limit their water to what is needed—no watering of grass, or wasteful use! The Thunder Mountain Water master is **Kaleb Anderson**. Flow rate: 3 to 5 gallons per minute\*. The water test samples indicate an absence of E-coli bacteria, and a presence of coliform bacteria (decaying vegetation). Most people will not have an adverse reaction to drinking it. Be sure the spigot is completely off when done! Landowners requiring larger amounts of water should fill barrels on weekdays. We are in a drought! Because of vandalism, we have installed a padlock on the spring. Combination: 0128.

**Well.** The well provides water for the restroom in the Shed, watering of Memory Grove trees, and is also available for landowners at the well head. The water is suitable for watering trees and vegetation only.

**Annual Dues Payment.** It is very important to pay your annual Association Dues when billed. All dues are to be paid by June 1<sup>st</sup>. This ensures timely project scheduling and greatly improves our budget process. Questions regarding dues can be directed to **Fred Dreis** or **Wendy Dreis**.

**Weeds.** Every landowner has the responsibility to keep noxious weeds under control on his or her property. Dyer's Woad is prevalent, but it isn't the only bad weed. TM will control weeds on the roads right-of-way.

**Right-of-Way Brush Control.** We ask that landowners help with brush removal on areas adjacent to their lots. Work parties will assist in brush removal, but only if the affected landowner is there to help. Contact Jason Wood for scheduling brush removal along the road near your lot.

**Culverts.** Landowner-built access roads that intersect with TM roadways may require culverts installed so that water will not erode the TM road surface. If in doubt, check with our Road Supervisor, **Ken Cleaves** or Land Improvements, **Rick Brown**. Culvert sections need to be purchased by the land owner. TM no longer has any available. Don't forget to contact Idaho **Digline (Blue Stake)** if digging near Thunder Mountain Road, Selkirk Road, or Wasatch Road! Dial 811.

**Road Grading.** Be aware the road grader and a roller may be in use any time you visit Thunder Mountain.

**Speed and Paying Attention.** We have had several slide-offs, with vehicle damage, on sharp curves. Many ATVs are traveling our roads, with children and young adults at the controls. If you have control or influence over these drivers, insist they drive safely.

**Fire Danger.** The Board will post restrictions and current information on the bulletin boards at the Spring and the TM Well. Also, remember fireworks are never permitted to be used anywhere on Thunder Mountain. Burning of slash requires a Burn Permit from the Lava Fire Department (LVD). **Fred Dreis** is a trained Volunteer with the Lava Fire Department.

**Gates.** The electrically operated gates (at the entrance to TM, and near Wyoming Trail) can be operated by keypad, with the proper key code. Remote control openers, which work on the lower gate only, are available for \$20. See **Margee Beebe** for keypad access; a 5-day lead time is required for new key code programming. If you received a key code last season, it is still valid. Your keypad code will work on both gates.

**Winter Snow Gate.** TM has installed a winter-only Snow Gate, which will limit TM access to skis, snowshoes, snow machines and ATVs during winter months. The Snow Gate will be closed from December 31 to April 1 and may be closed sooner or longer if necessary. This is an issue we will discuss at the Annual Meeting.

**TMLOA Website.** Be sure and reference the TMLOA website at [www.thundermountainloa.com](http://www.thundermountainloa.com). Lots of information is posted there; board member contacts, land improvement guidance, CCRs, Rules & Regulations, etc.