

Thunder Mountain Landowners' Association

2023 Annual Meeting Minutes

June 10, 2023 @ 10:00 AM

Welcome and Introductions – Mike Foley – Vice President

Boyd Ferrin – President *Excused*

Mike Foley – Vice Pres/Architectural

Rick Brown – Architectural

Wendy Dreis – Secretary

Norm Reece – Attorney *Excused*

Fred Dreis – Treasurer

Jeff Quibel – Gates

Margee Beebe – Gate Codes

Kaleb Anderson – Spring/Water

Ken Cleaves – Roads/Culverts

Jason Wood – Weeds

TMLOA President – Welcome comments read by Wendy Dreis on behalf of Boyd Ferrin, excused due to accident.

Bannock County Assessor & Bannock County Inspections – *Guests – Anita Hymas and Jason Hooker*

Bannock County representatives shared information about how the determination of property value is determined and the basis for the tax increase changes. Representative indicated they would do a micro-study for Thunder Mountain Ranch specifically to ensure the valuations were within reason on the assessment notice and related to the area. The study is on the TMLOA website and included on page 3 of these meeting notes.

Shout out to Rick Brown for having these guests attend.

Architectural & Land Improvement – Rick Brown

There have not been very many submissions. Reminder, if making any land improvements, please submit a Property Improvement Plan and required permits. Call Rick with any questions. Guidelines on TMLOA website. Send information to tmloa.landimprovements@gmail.com.

Roads & Culverts – Rick Brown for Ken Cleaves (excused)

The roads are looking really good this year. Sprayed mag-chloride up the road to the two-mile marker this year to keep the dust down. Some roads are getting cut wider to meet regulations. Some roads are not improved yet due to the need to have culverts installed to prevent ongoing road damage. Reminder, if your road into your property requires a culvert, please be sure to install it. If it is not installed, the TMLOA Board will send a letter to the property owner to install. If it still does not get installed, the TMLOA Board will install and charge the owner the cost for installation.

Financial Report – Fred Dreis

A majority of dues have been collected over the past few years. Approximately 70% collected overall, this percentage is up from last year and continues to increase. Thanks to everyone here for paying timely. Due to the unanimous agreement by TMLOA members to the increase in dues last year, this year operating costs, for the first time in years, ended in a positive figure. The net operating income for 6/1/2022 to 5/31/2022 is \$24,853.43. Gross receipts were \$62,970, expenses \$38,116. If anyone would like a copy or discuss, please see me after and the information will be posted to TMLOA website. Note: Financial report included on page 4 with meeting notes.

Water - Well and Spring – Kaleb Anderson

The water is treated and was tested around June 4th. We have sufficient water this year but still should only take what is needed. The water test samples indicate an absence of E-coli bacteria, and a presence of coliform bacteria (decaying vegetation) at the spout. Most people will not have an adverse reaction to drinking it. Be sure the spigot is completely off when done, thanks.

Gates – Margee Beebe

The lower gate has been functioning better this year. The upper gate continues to have problems with people causing damage to it. The board is working to upgrade the solar to electric. Any questions on PIN numbers needed call or text Margee. Need a couple days to code, please plan ahead when possible. Remotes are available and are \$25 each and only work for lower gate. Delayed opening of snow gate this year. Thanks for your patience.

Weeds & Brush Control – Jason Wood

Shared pictures of noxious weeds. Reminded owners they are responsible for the weeds and maintaining the high grass on their own lots. Explained works to cut down the high grass on the sides of the roads and spray the weeds.

Secretary Report & Website Info – Wendy Dreis

Reminder, please make the secretary aware of any changes to information, ownership, buying or selling. Remember to view the TMLOA website for information. There is a card on table for Boyd Ferrin is you would like to sign and send get wishes to him.

Miscellaneous Items – Mike Foley

Shed Rental: Concerns from the floor were raised regarding the availability of rental spaces in the shed for recreational vehicles, use, rotations, costs, etc. Board tabled issue for future discussion.

NOTE: After the annual meeting was dismissed, board members discussed various options and considerations to research until the next board meeting.

Memorial Plaques: Question was asked about having a memorial plaque made for loss of family member and how to get one. Board tabled issue for future discussion.

Elections – Mike Foley

- There are three board positions up for re-election each year. The board determines assignments. To clarify, the assignment is not what is up for re-election but the position. Three names, each year, are up for re-election. The board member elected, serve 3 years.
 - For 2023, board members up for re-election are *Kaleb Anderson / Margee BeBee / Kenny Cleaves*
- First step, ask all current members in position if they want to run for re-election.
 - *Kaleb Anderson, Margee BeBee, and Kenny Cleaves agreed to run for re-election*
- Second step, motion from the floor, ask for any new nominations.
 - Nominations from the floor were opened and the following person nominated.
Ward Tracy, name was added to ballot.
- Motion to close nominations, and second was made, ballots submitted, and majority of votes were for:
Kaleb Anderson / Margee BeBee / Kenny Cleaves

Closing Remarks – Rick Brown

Rick presented a bench to Wendy Dreis, appointed secretary, for keeping track of all the paperwork and keeping the board on track. The glue that holds everything together. Wendy thanked Rick and the board for all they do to help her.

Snacks & Drinks – Thanks from the Board

**2023 Micro Study
Bannock County
Thunder Mountain Ranch
Lava Hot Springs**

Synopsis

During our attendance at the Thunder Mountain Ranch HOA meeting on 06/10/23, we offered to conduct a small, targeted study of the whole subdivision. Our goal was to determine where 2023 assessed values compared within the range of sales we have seen in the Thunder Mountain area and beyond.

Identifying trends in sales data

We analyzed sales data from Thunder Mountain and the surrounding areas to look for any trends that stood out. We looked at overall grade (slope), useable square footage, lot size, and a per-acre sales rates. In the topics below, we have included the trends we typically expect to find, and what we found in Thunder Mountain. Overall, we found a healthy mix of sales covering different levels of slope and amount of useable area.

Topography

A question that came up during the HOA meeting was if consideration is given to parcels with steep terrain.

Expectation: A flat bare lot will sell at a higher rate per acre compared to a steep lot.

Finding: This was only partially true in Thunder Mountain. The median grade of parcels was a 20% slope. A parcel with a steep grade of a 31% slope sold at \$19,400 per acre, while a parcel with slope of 14% sold at \$17,400 per acre.

Useable Area

A question that came up during the HOA meeting was if consideration is given to parcels with little to no useable area.

Expectation: A bare lot with no immediately-useable area will sell at a lesser rate per acre, compared to a bare lot with useable space to park an RV or place a small shed or cabin.

Finding: Sales data indicated this is not the case in Thunder Mountain. Approximately ½ of the sales were parcels with no immediate use. A parcel with zero useable square footage sold for \$28,200 per acre, while a parcel 2,500 square feet of useable square footage sold for \$17,300.

Lot Size

Expectation: Land sales will follow an economy of scale. As the lot size increases, the overall rate per acre will decrease.

Finding: This was found to be accurate overall. The smallest parcel sold for \$28,200 per acre, while the largest parcel sold for \$13,300 per acre.

Influences from the surrounding area

With mass appraisal, it is reasonable and customary to conduct our assessments and make changes using information from a large area. We look for ways to identify smaller areas within the county, such as recreational land outside of Lava Hot Springs. Our continued focus will be to give the strongest consideration to the sales nearest to the parcel being valued.

Even with stronger consideration being given to sales from within Thunder Mountain, it is clear that sales from surrounding areas are having an impact. While this is something we expect to see in mass appraisal, it has understandably caused concern among many residents. As supply & demand continue to cause fluctuations in the market, we will continue to do our best to follow the market and stay within guidelines.

We will continue to work with property owners to better understand each area, including any advantages or disadvantages in regards to land, improvements, and subdivisions. It is primarily through the productive conversations we have with property owners that we are better able to identify challenges you face, and to understand when that has an impact on the market.

For any questions, any time:
assessment@bannockcounty.us
208-236-7260

Thunder Mountain Landowners Association
Profit and Loss
June 2022 – May 2023

Income	Amount
Dues	\$ 55,212.00
Delinquent	\$ 3,480.00
Late Fees	\$ 345.00
Rentals	\$ 2,100.00
Other	\$ 1,833.33
Total Income	\$ 62,970.33
GROSS PROFIT	\$ 62,970.33
Insurance Expenses	
Fire Insurance	\$ 149.00
Insurance	\$ 5,184.00
D & O Liability	\$ 2,206.00
General Liability	\$ 552.00
Total Insurance	\$ 8,091.00
Other Expenses	
Website and Internet	\$ 240.44
County Taxes	\$ 529.24
QB Payment	\$ 332.50
QB Fees	\$ 1,107.95
Annual Meeting	\$ 98.45
Board Meeting	\$ 164.70
Legal / Professional Fees	\$ 778.45
Misc Other	\$ 175.00
Roads – Grading/Gravel	\$ 20,757.33
Water Well Repairs	\$ 1,031.87
Weeds Spray	\$ 1,600.00
Electricity	\$ 231.71
Dumpster Dump Expense	\$ 323.58
Dumpster Repair	\$ 344.00
Garbage	\$ 2,310.68
Total Other Expenses	\$ 30,025.90
TOTAL EXPENSES	\$ 38,116.90
NET OPERATING INCOME	\$ 24,853.43
NET INCOME	\$ 24,853.43

Thunder Mountain Issues – Annual Meeting, June 10, 2023

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 1st. 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. Lots of information is posted there; board member contacts, land improvement guidance, CCRs, Rules & Regulations, etc.