

Thunder Mountain Landowners' Association

Annual Meeting Minutes
June 11, 2022 @ 10:00 AM

Welcome and Introductions

Mike Foley – Excused - VP/Architectural
Kaleb Anderson – Excused - Spring/Water
Norm Reece – Excused - Attorney
Jason Wood – Present - Brush/Weeds
Rick Brown – Present - Architectural

Jim Brown - Pres

Margee Beebe – Present - Gate Codes
Fred Dreis – Present - Architectural
Boyd Ferrin – Present - Treasurer
Ken Cleaves – Present - Roads/Culverts
Wendy Dreis – Present - Secretary

President Jim Brown presided and welcomed land owners present and had each person on board introduce themselves and their assignment.

Financial Report – Boyd Ferrin

Treasure Boyd Ferrin presented the financial report displayed on page 3.

Secretary's Report / TMLOA Website – Boyd Ferrin / Wendy Dreis

- A 5-year audit on all of the lots was completed.
- TMLOA experienced a 12% turn over in new owners in 2022.
- Only 25% of accounts are past due, including all accounts within the 5-year audit.
- Access the TMLOA website on TMLOA Facebook group page by clicking on the title at the top of the TMLOA Facebook group page.

Roads/Culverts – Ken Cleaves

Discussed road tasks completed. Culverts need to be used in all drives.

TM Gate Code Information – Margee Beebe

- **Lower Gate:** This year the board ran power to the lower gate.
- **Upper Gate:** All kinds of vandalism has occurred at the upper gate including people cutting the chains off, pulling on the gate, cutting the metal loops to prevent chaining, etc.
- **PIN Numbers:** Any questions on PIN numbers needed call or text Margee.
- **Remotes:** A few remotes are available and are \$25 each, call or text Margee. Remote only works for the lower gate.
- **Snow Gate:** Ken Cleaves addressed the snow gate. The snow gate is closed for the winter and there are no keys available.
 - To the side of the snow gate, is an opening. The opening was designed to allow for snowmobiles or snow machines to go through.
 - The snow gate was installed to protect the roads during the winter. The gate allows only snow type vehicles up the road during the winter, to save the roads in the winter and early spring.
 - As a board member and full-time resident of the mountain, Fred Dreis has a key to allow Rocky Mountain Power and emergency personnel to get through the snow gate during the winter. Anyone needing access can contact him.
 - Snow gate is closed December 1 through May 1, pending weather conditions.
 - Access to land owner's property is only available to snow vehicles in the winter.
 - Policing or security needs to be enforced by our community at large to ensure the mountain is respected by us all. Any assistance with game cameras, enforcement, security, etc. from any one is appreciated.
 - If anyone ever sees the snow gate open, close it. If lower or upper gates are being misused, please address it or report it.

Architectural Issues – Rick Brown

- Invited guests from Bannock County Code Enforcement were present and available for questions from land owners and provide answers about permits and sheds/buildings.
- Reminder, land improvements of any kind must be submitted to the TMLOA board for review and approval.

Brush Control – Jason Wood

- TMLOA manages weeds along the roads and in common areas. Your help is appreciated. Be sure to remove noxious weeds on your own lots. If you need help, contact Jason.

Water Well and Spring – Boyd Ferrin for Kaleb Anderson

- Late opening the spring this year. Had some valve issues which were repaired. Use water sparingly. We are in a severe drought.

Dues – Boyd Ferrin

- TMLOA dues are low, and costs are rising. A general vote was taken. The dues will be \$175, per year, per lot, starting in 2023.

Things to Remember – Jim Brown

- Reminded land owners to be careful on the mountain due to the ongoing dry year, be careful with fires, NO Fireworks allowed on the mountain, dispose of trash in cans during the summer months, be careful on the roads and go the speed limit, which is 20 mph, and continue to enjoy the mountain.

Election – Boyd Ferrin

- 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 2022, the board member positions up for re-election are:
 - Jim Brown / Rick Brown (appointed in Marilyn Everton's position) / Mike Foley
 - First step, ask all current members in position if they want to run for re-election.
 - Jim Brown chose to resign after 31 years of volunteer service.
 - Rick Brown and Mike Foley both agreed to run for re-election.
 - Second step, motion from the floor, ask for any new nominations.
 - The following names were nominated:
 - Lisa Smith (not present) / Jeff Quibel
 - Motion to close nominations was made by Sean McKenzie, and second by Dan Beebe.
 - The following individuals were elected:
 - Rick Brown / Mike Foley / Jeff Quibel

Drawing for Bench – Rick Brown

- Rick donated two benches and land owners were provided a ticket for a drawing and chance to win the benches. Winners were announced by the numbers drawn.

Closing Remarks – Boyd Ferrin

- Thanked everyone for attending, best turn out this year.

TMLOA website - www.thundermountainloa.com

**Thunder Mountain Landowners Association
Profit and Loss
June 2021 – May 2022**

Income	Amount
Dues	\$ 40,047.68
Delinquent	\$ 72.00
Late Fees	\$ 505.32
Rentals	\$ 2,625.00
Other	\$ 120.00
Total Income	\$ 43,370.00
GROSS PROFIT	\$ 43,370.00
Insurance Expenses	
Fire Insurance	\$ 149.00
Insurance	\$ 4,934.00
D & O Liability	\$ 2,209.00
Total Insurance	\$ 7,292.00
Other Expenses	
Website and Internet	\$ 451.13
County Taxes	\$ 432.62
QB Fees	\$ 821.04
Annual Meeting	\$ 96.92
Board Meeting	\$ 90.08
Legal / Professional Fees	\$ 3,439.64
Repairs and Maintenance	\$ 1,207.02
Roads – Grading/Gravel	\$ 30,009.90
Electricity	\$ 222.42
Garbage	\$ 670.50
Total Other Expenses	\$ 37,441.27
TOTAL EXPENSES	\$ 44,733.27
NET OPERATING INCOME	- \$ 1,363.27
NET INCOME	- \$ 1,363.27

Thunder Mountain Miscellaneous Information – Annual Meeting, June 11, 2022

TMLOA website at 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 **Boyd Ferrin** 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. TMLOA Board will control weeds on the roads right-of-way.

Right-of-Way Brush Control. TMLOA Board asks land owners 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**. Culvert sections are available from TM for a nominal cost. 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. Also, 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 \$25. 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.