

# Thunder Mountain Land Owner Association Board Meeting

## Meeting Minutes – August 26, 2023

**Location:** TMLOA Shed @ 10:00am

**Present:** Boyd Ferrin, Kaleb Anderson, Mike Foley, Fred Dreis, Rick Brown, Jeff Quibel, Jason Wood, and Wendy Dreis

**Excused:** Ken Cleaves and Margee Beebe

**Called meeting to order** – President Boyd Ferrin called meeting to order at 10:16am

**Opening:** Asked for update on how Boyd was doing. Doing well, recovering slowly, thanks for asking.

**Financials** – Fred Dreis

Accounts are approximately 80% paid. There are 9 accounts owing 6 years. Working with county and title companies for information to contact owners for collection. Still a number of sales happening and new owners which has also helped with the collection of back due amounts. Checks sent out from the bank processing take 7 – 10 days before receipt by payee. Agendas and financial statements are available at all annual meetings and meeting notes and financial statements are posted to TMLOA website.

**Brush Control / Weeds** – Jason Wood

Sprayed and mowed the sides of the roads 3 to 4 times this year. Jason donates both his time and uses personal funds for the chemicals used. Thanks Jason. Jeff Quibel also mowed a large area of TMLOA common land in July.

**Garbage** – Boyd Ferrin

- Discussed a letter and phone call received from a TMLOA member about various concerns and options they presented about the removal of garbage service. The board discussed the history of enactment of garbage cans and trailer and additional options and considerations.
- Conversated about decision made to cease garbage pick-up. Read through the Association Bylaws and determined the board is within Idaho Statute 30-30-505 and met and made decision consistent with Association Bylaws within the law. Littering and the spread of garbage is against the law. The board held a special meeting to address the issue, as a quorum, with current technology. Decision made under Article III, Sections 2, 6, 7, and 8.
- Numerous times various individuals from the board picked up garbage overflowing outside and around the garbage cans. A land owner picked up garbage to prevent his cows from eating the garbage. Also, the garbage company charged fees to pick up garbage. In addition to impact to wildlife. Pictures were taken and will be posted to the website to share with TMLOA members of the excessive disregard for not placing garbage in the containers appropriately or packing out when full to capacity.
- Motion made by Kaleb Anderson to continue to apply a temporary hold on the garbage until 2024 annual meeting and to research and do a summary report to present options, alternatives, and associated costs to address garbage concerns. Second by Rick Brown. Unanimously passed.
- **Acton:** Rick Brown volunteered to research and develop a summary report for options, alternatives, and associated costs to address garbage concerns and present it to the board for review and approval. The approved summary report will be shared with TMLOA members prior to the 2024 annual meeting. At the 2024 annual meeting, TMLOA members will be given an opportunity to vote on available options to implement.

**Gates (Maintenance)** – Jeff Quibel

- **Lower Gate** is working good. Once in a while one side tends to bind on one side due to the dirt building up usually after a rain storm. Discussed options to improve the gate and entry options.



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- **Upper Gate** is working good when entering but when exiting there can be issues. There continues to be damage made by unknown sources in either hitting the keypad post or the arm. Discussed options to prevent future damage and to improve the gate and entry options.
- **Upper Gate** Jeff worked with a contracted electrician to install power and replace a mother board to the arm and keypad. Motion made by Jason Wood to pay cost of \$2,975 for installation. Second made by Mike Foley. Unanimously passed.
- **Both Gates** Motion made by Mike Foley to do additional research and develop a summary report of gate options, entry system options, and associated costs. Second by Kaleb Anderson. Unanimously passed.
- **Action:** Jeff will research and develop a summary report for gate options, entry system options, and associated costs and present it to the board for review and approval. The approved summary report will be shared with TMLOA members prior to the 2024 annual meeting. At the 2024 annual meeting, TMLOA members will be given an opportunity to vote on available options to implement.

### Roads – Boyd Ferrin for Ken Cleaves

- Roads were looking good and then we had a couple of bad rain storms in late July that caused damage to some of the roads. Discussed main contributor was inadequate installation, improper size or placement, or clogged culverts. There were 5 culverts identified needing attention. Rick will contact owners and discuss needs.
- Rick indicated a number of needed culverts have been installed on Klamath and identified additional attention on this road should be provided in the future because the concern for culvert installation has been met.
- Discussed how much more money should be provided for road maintenance this year. It was proposed based on the immediate needs for the worst portions of the roads and to address some main culverts, up to an additional \$10,000 is needed. This amount is outside and in addition to the year prepaid costs.
- Motion made by Mike Foley to approve requested \$10,000. Second by Rick Brown. Unanimously passed.

### Land Improvements – Rick Brown

- Lots of building and changes are happening on the mountain. Most seem to be submitting documents and doing what they need to.
- For confirmation and clarity by all, discussed and confirmed documents needed for property improvements and types of improvements.
  - 1) A Property Improvement Plan is always required for any property improvement which could be excavating, for road or trailer pad, sheds, and buildings.
  - 2) Permits needed are defined by the county as follows and needed, pending the type of improvement.
    - a) **Land Use** – fencing, gates, sheds, Conexus, trailers, etc.,
    - b) **Excavation** – clearing trees, cutting roads or trailer pads, and
    - c) **Building** – Building structures, sheds or garages larger than 200 sq feet
  - 3) All information is going through [tmloa.landimprovements@gmail.com](mailto:tmloa.landimprovements@gmail.com) and Rick Brown.
- Discussed county requirements for culverts and need to address during approval process. Culverts pipe size is a minimum 12 inches.

### Shed and Shed Rentals – Boyd Ferrin

- Determined next year, meeting will be in shed and all equipment removed to hold meeting, and possible return of buffet style luncheon, pending no pandemics or other restrictions. Renters will be responsible for removing their own equipment prior night before the day of the meeting.



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- Discussed a letter received from a TMLOA member about various concerns and options they presented about the shed rentals. The board rediscussed shed options discussed after the annual meeting on June 10, 2023.
- Subjects of discussion included but were not limited to the following:
  - a) Options to increase current number of spaces (23),
  - b) Noted size of current spaces in the shed are in front 8 x 10 and in back 6 x 9 are different sizes,
  - c) Size of shed spaces do not accommodate current size of a 4-seater side by side, estimated to be 20 feet, cannot currently accommodate this large of vehicle,
  - d) Grandfather current renters, and adopt new guidance going forward,
  - e) Consider increase to yearly fee to align with current market value of rental spaces in the area,
  - f) Split spaces into two seasons, currently a space is considered as a two-season space covering a summer season and a winter season, renters are assessed one fee at the beginning of the year for both seasons, current renters desire both seasons and pay for both seasons,
  - g) Erecting other buildings or lean-to structure options, or building outdoor pavilion area.
- Motion made by Mike Foley to research and develop a summary report of options to consider, guidance, and associated costs. Second by Fred Dreis. Unanimously passed.
- **Action:** Rick Brown volunteered and will research and develop a summary report for options to consider, guidance, and associated costs to address shed rentals and present it to the board for review and approval. The approved summary report will be shared with TMLOA members prior to the 2024 annual meeting. At the 2024 annual meeting, TMLOA members will be given an opportunity to vote on available options to implement.

### Water – Kaleb Anderson

- Spring is running fine. Discussed placing combination lock or keypad on water system to allow only TMLOA members to access and use. Discussed expanding water storage capacity. Discussed installation of a freeze less water hydrant.
- Motion made by Mike Foley to develop a summary report of options available and associated costs. Second by Rick Brown. Unanimously passed.
- **Action:** Kaleb will research and develop a summary report for options and associated costs and present it to the board for review and approval. The approved summary report will be shared with TMLOA members prior to the 2024 annual meeting. At the 2024 annual meeting, TMLOA members will be given an opportunity to vote on available options to implement.

### Secretary – Wendy Dreis

- Discussed a letter received during payment of annual dues from a TMLOA member about purchasing a memorial plaque for their spouse for the memorial tree area. This was also brought up at the end of the Annual meeting June 10, 2023, and tabled until the next board meeting.
- Previous discussions and board meetings determined the Association would no longer provide memorial plaques in the memorial grove. This was a difficult decision but, in an effort to prevent offending or missing the passing of any TMLOA member this determination was made.
- Agendas and financial statements are available at all annual meetings. Meeting notes and financial statements should be posted on the TMLOA website. Will review and ensure available information is posted and updated on website over next 30-45 days.

**Meeting Adjourned:** President Boyd Ferrin closed meeting at 12:40pm. Board to meet again TBD in October or November 2023.