

Thunder Mountain Land Owner Association Board Meeting

Meeting Minutes – May 4, 2024

Location: TMLOA Shed / Lava Hot Springs, ID @10:30am

Present: Boyd Ferrin, Kaleb Anderson, Rick Brown, Ken Cleaves, Wendy Dreis, Jeff Quibel, Jason Wood, and Fred Dreis

Excused: Margee Beebe and Mike Foley

Call meeting to order: Boyd called to order 10:37am / adjourned 12:31pm

Finance Report – Boyd Ferrin/Wendy Dreis

- Current TMLOA Account Balance \$65,390.77
 - 2024 paid dues 175 lots paid out of 319 accounts. Does not include ongoing past due accounts still working. Final numbers to be provided at the annual meeting.
- ✓ *Motion to accept Finance Report by Kaleb*
- ✓ *Second by Rick*
- ✓ *All in favor – accepted unanimously*

Open Meeting Question – Boyd Ferrin

It was confirmed by HOA attorney, TMLOA board meetings are closed meetings and are not open to the owners at large. This is because the TMLOA HOA is not a public entity.

Discuss Amendments to By-laws – Boyd Ferrin

The following items were discussed for amendment or addition to the TMLOA by-laws.

- **Short-Term Rentals** cannot be limited or prohibited by an HOA under Idaho state law. A document was provided to the TMLOA attorney for review and to address any legalities. After receiving a response from the TMLOA attorney, the document was provided to the board members to read and review. The document outlines the Idaho state law and includes proposed policies to add to TMLOA by-laws to assist in some protection, enforcement, and reduced impact to the atmosphere on the TMLOA mountain.
- **Annual Assessment** increase cap limit for annual dues for any future needs resulting from cost of living or economic needs. The current limit in the TMLOA by-laws would not allow annual dues to be higher than \$180 a year. There is no proposal to increase annual the annual dues a this time, only to increase the limit in the event, in the future the amount for annual dues would need to increase to cover costs and expenses as needed.
- **Past Due Accounts & Late Fees** increase the amount of assessable late fee and develop more succinct actions to address past due annual assessment accounts with past due amounts of 3 or more years. There is not a clear step by step action that results from not paying annual dues for multiple years consecutively.

Motion made to have Boyd, Fred, and Wendy work with the HOA attorney to perfect and present at annual meeting and post to TMLOA website prior to annual meeting June 8, 2024.

- ✓ *Motion by Fred*
- ✓ *Second by Jeff*
- ✓ *All in favor – accepted unanimously*

Roads – Kenny Cleaves

Prepayment was made on January 30, 2024, of \$15,500.00 for discounted rates.

Dust Busters to apply mag chloride sometime in the next couple of weeks. Cost of \$5,500, same as last year, and apply approximately in same areas as last year. Most used areas and as far it will go.

- ✓ *Motion to accept purchase and apply mag chloride, for cost and application by Fred*
- ✓ *Second by Rick*
- ✓ *All in favor – accepted unanimously*

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Gates – Boyd Ferrin/Jeff Quibell/Margee Beebe

Information was shared about installing a new lower gate at the main entrance of TMLOA with higher security, durability, and ease of access for owners. The estimated cost for the gate, installation, and key fobs is \$23,500.

The new lower gate will provide the following enhancements:

- Be Forest Service regulation and swing downhill instead of uphill.
- Take the place of the current snow gate. Locked and opening and closing based on weather permitted for winter season and limited access only to snow vehicles.
- Allow access by an application on your phone or with a key fob. Two key fobs per owner, not per lot, will be provided to owners. Additional key fobs available at a cost yet to be determined.
- All entries will record who is accessing and going through the gate.
- Allow TMLOA board members who oversee the gate to better service new owners or realtors in gaining access through the gate with ease of entry from their own phone applications when contacted.
- Cameras will also be installed.

Additional actions include moving the current snow gate to the upper gate entrance. Costs to move and install a similar panel as the new lower gate for access is being researched by Jeff to report back to board. The upper gate may be a next year project for the access panel and cameras due to costs.

✓ *Motion to move forward with cost and installation of new lower gate Kaleb*

✓ *Second by Jason and Jeff*

✓ *All in favor – accepted unanimously*

Land Improvements – Rick Brown

Everything is current.

- Learning there is new and additional information related to “Erosion Control” handled by County Roads. More to come and to be shared.
- Reminder culverts have to be installed on driveways of lots on the upper side.
- A couple of lots have new driveways cut and have no culverts. Rick will follow up.
- Culverts need to be a minimum of 12 inches wide.
- Owners are responsible for the cost of installing the culverts.

Board Members Up for Nomination 2024 Year – Wendy Dreis

Reminder, the position/assignment is not what is voted on. The positions are determined by the board, after the voting is closed, ballots counted, and current, re-elected, or new board members meet as a forum and determine and designate position/assignments.

Boyd Ferrin / Fred Dreis / Jason Wood

Water – Kaleb Anderson

- Kaleb is working on installing a water hydrant.
- Water to be turned on around May 15 pending weather and freezing issues. Kaleb will text Wendy to post on Facebook Group page and TMLOA website when officially turned on and available.
- Water testing to be performed and information to be posted when available.
- Looking to install a reader similar to gate, using the same key fob as the new gate to obtain access to well.

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Agenda Items for Annual Meeting – Wendy Dreis

Additional items to be on annual meeting agenda discussed.

- Trash – no trash receptacles of any kind will be provided by the TMLOA HOA because of costs, oversight, and environmental issues. Pack in and pack out.
- Auction for **Dump Trailer** to be done at the annual meeting. Minimum bid \$2,500.00.
- Silent Auction for **8 Picnic Tables** in the TMLOA shed. The tables will be set outside the shed at the annual meeting. Each table will have its own separate bidding sheet to go to highest bidder.

Storage Shed Rentals – Board Discussion

After lengthy discussions over the past year, consideration of building additional sheds, rental costs in the area, etc., the following decisions were made.

Current Spaces Inside Shed

- There are 23 rentals spaces inside the shed.
 - There are 10 large and 13 small spaces.
- Rental spaces fees will be increased.
 - Large space is 8.5' X 15' for \$500 per year, per space
 - Fit smaller size two seat ATV recreational vehicles
 - Small space is 6' X 9.5' for \$250 per year, per space
 - Fit snowmobiles or smaller ATV recreational vehicles

TMLOA Secretary will contact rental space owners and inform them of the increase and confirm if the rental space owner will continue to occupy the rental space.

Proposed Spaces Outside Shed for Larger Vehicles

- No space inside the shed is large enough to accommodate the newer and larger 2 or 4 seat razors or similar newer recreational vehicles.
 - Spaces inside the shed will not be changed in size or reduced in number to accommodate these types of newer recreational vehicles.
 - An extension to the back of the shed, outside the shed, will be altered to accommodate 4 of these types of newer recreational vehicles.
 - The cost to alter and prepare the area is estimated around \$4,000.
- Rental space fees for new outside spaces.
 - Large outside space for \$500 per year, per space

A year is defined as two terms, May – October AND November – April.

- Renters can indicate if they want a space for one or both terms.
 - May - October and/or November – April
- All renters currently rent each rental space for both terms or one full year.
- All current assigned renters will be notified and given the option to continue renting their current assigned rental space, at an increased amount, or if they want to release their rental space due to the increase.

Availability as of May 4, 2024

Number subject to change by June 8, 2024, due to rent increase.

- Three (3) small spaces, inside shed.
- Four (4) spaces, outside shed. Under Shed Roof, secured by chain link.

Selection for Available Rental Spaces

- At the annual meeting, June 8, 2024, names will be solicited from owners.
- Owners not able to attend the meeting, need to provide their name via email to tmloa.treasurer@gmail.com no later than June 1, 2024.
- All names provided will be placed in a box.

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- Names will be drawn from the box.
- The first name drawn will be given the option to select from the rental spaces available, at the current increased rental fee, and indicate the term desired either May – October or November – April, or both.
- Names will continue to be drawn until all rental spaces are filled.
- A list will be developed after all available rental spaces are assigned.
- The list will be maintained by president and secretary and used offer future open rental spaces, as they become available.
- Any additional names will be added to the bottom of the list, as any additional owners indicate interest.

Rental Space for TMLOA Board

It was determined a rental space will be available for TMLOA Board. This space will be used for the board member over roads as they provide oversight over the closing and opening of the gate and maintenance of the road throughout the year.

Rental Space Clean Up for Annual Meeting

TMLOA Secretary will email all rental space owners and inform them to vacate their rental space no later than May 27, 2024. This will allow for cleaning and preparation of the annual meeting to be held in the shed. After the annual meeting, rental spaces can be reoccupied.

- ✓ *Motion to accept rental increase, contacting rental space owners, adding new outside area and cost, selection process going forward, rental space for TMLOA Board, and clean up for annual meeting by Fred*
- ✓ *Second by all present*
- ✓ *All in favor – accepted unanimously*

Refreshments at Annual Meeting – Boyd Ferrin

Determined TMLOA board will provide hamburgers and hot dogs, chips, cookies, and soda pop for the annual meeting.

- Boyd will bring barbeque to cook them on
- Kaleb will obtain hamburgers and hot dogs
- Wendy will obtain buns, condiments, chips, and cookies.
- Margee will obtain soda pop

Meeting Adjourned