

**Thunder Mountain Landowners' Association
2024 Annual Meeting – Agenda
June 8, 2023 @ 10:00 AM**

Welcome and Introductions Boyd Ferrin – President

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

Auctions – Boyd

Picnic Tables Silent Auction / Closes after Status Reports
Dump Trailer Live Auction Prior to Closing Remarks

Elections – Boyd

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 Woods

Nominations from the floor _____

Status Reports by Board Members

- Weeds & Brush Control – Jason
- Architectural & Land Improvement – Rick
- Roads & Culverts – Kenny
- Water, Well, & Spring – Kaleb
- Financial Report – Fred
- Secretary Report & Website Info – Wendy

Reminders by Board Members

- Safety on the Roads
- Common Areas
- Fire Danger & Fireworks

Updates

- Sanitation/Garbage – Boyd
- Shed Rentals – Boyd
- Gates and Information (Upper Gate & Snow Gate) – Margee / Jeff / Boyd
 - Access above TMLOA – Boyd / Jeff

New Business / Proposals for Change in By-Laws

- Rentals – Boyd / Norm
- Cap on Dues Raised – Boyd / Norm
- Changes to Late Fee / Past Due Accounts – Boyd / Norm

Announce Election Results / Closing Remarks – Boyd

Thanks From the Board – Let's EAT, Hamburgers, Hot Dogs, Chips, Cookies, Snacks & Drinks

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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.

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. Direct questions regarding dues to Secretary or Treasurer at tmloa.treasurer@gmail.com.

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, Kenny Cleaves or Land Improvements, Rick Brown. Culvert sections need to be purchased by the landowner. TMLOA no longer has any available and is not responsible for providing.

NOTE: 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.

Winter Gate Closer – Winter access is restricted to skis, snowshoes, snow machines, and tracked ATVs during winter months. The Winter Gate will be locked and closed from when weather issues begin, this is estimated sometime around December 1 or earlier. The Winter Gate will not open until weather issues permit, this is estimated sometime around May 1 or later. Note weather drives the closing and opening of the winter gate as necessary. This saves wear and tear on the roads for maintenance reasons.