

**Thunder Mountain Landowners' Association
2024 Annual Meeting Notes
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	

Attendance – Taken from sign-in sheet

Attendance this year was the highest it has been in years. There were 110 people (plus a few children), representing 97 lots, with 5 proxies representing 7 lots. Approximately 1/3 of the mountain was represented at the meeting.

Auctions – Boyd

- Picnic Tables Silent Auction / Closes after Status Reports
A total of 8 picnic tables were sold to owners and taken to their new homes.
- Dump Trailer Live Auction Prior to Closing Remarks
Dump Trailer sold to the highest bidder and taken to its new home.

Board 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.

- Up for renomination: Boyd Ferrin / Fred Dreis / Jason Woods
- Nominations from the floor: Carrie Watson / Lisa Smith / Ward Tracy
Ballot Results: Boyd Ferrin / Fred Dreis / Jason Woods

Status Reports by Board Members

- Weeds & Brush Control – Jason Absent / Fred reported out for Jason
 - *Jason takes care of roadside weeds and brush.*
 - *Reminder: Owners are responsible for weeds on their own property. Work together, to help each other, it's a community effort. In past, there have been group gatherings to support each other and clear the weeds.*
 - *If you want guidance with chemicals, you can contact Jason.*
- Architectural & Land Improvement – Rick
 - *Be sure to provide a submission for land improvements to the TMLOA board when making any changes to your property/lot. Include a map of your lot, actions you want to do, permits, etc. Guidance on TMLOA website.*
 - *Reviews are done as quickly as possible. If a response is not received after a couple weeks, please send a follow up email or call. Note: Two owners indicated no responses, both owners since received a response.*
 - *Electrical boxes have been an issue lately. Examples include being placed in the wrong location, not considering 20-foot road easements, damaging others property, and cutting across the road. Be sure you contact the board first and do it right the first time. Costs to correct issues may be passed onto the owner.*
 - *Update: Rick resigned per post on Facebook. He is still willing to assist with questions, but when sending in Land Improvements Submissions, send only to the tmloa.landimprovements@gmail.com email address at this time.*

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- Roads & Culverts – Kenny
 - Roads are looking good.
 - Be sure to put in culverts when cutting driveways.
 - Mag chloride was put down for the first few miles of the road. This makes the road harder and less dusty.
- Water, Well, & Spring – Kaleb
 - Spring is running and the water has been tested.
 - The bottom well has good flow but has iron in it. Looking to install a filter system to make the water useable.
- Financial Report – Fred
 - For 2024, there are 319 lots with 282 paid, 37 unpaid. Highest amount ever collected.
 - Of the 37, there are 10 lots with current and past due prior year amounts.
 - There were 28 new owner purchases during June 1, 2023 – May 31, 2024.
 - Recently changed insurance carriers for the HOA.
 - Shared information from Profit/Loss Statement - Dues collected \$58,745 and Road Costs approx. \$28,000, etc., detailed statement see last page.
- Secretary Report & Website Info – Wendy
 - If any questions on your invoices contact me.
 - Reminder that when selling your lots please notify me.
 - Thanks for paying your dues timely.
 - Reminder on the Facebook page, when you click on the title, the TMLOA website link displays. The TMLOA website has lots of information on it including meeting notes and current and past Profit/Loss statements.

Reminders – Boyd

- **Safety on the Roads** – There are more people than ever up here on the mountain. Be aware and keep speeds low and be careful on the roads.
- **Common Areas** – Do not leave the designated roadways. Common areas are for everyone but unless there is a road, do not infringe on the natural environment.
- **Fire Danger & Fireworks** – Absolutely NO FIREWORKS on the mountain. Be sure to contain fires within firepits and be careful.

Updates

- Sanitation/Garbage – Boyd

There will be no garbage pick-up on the mountain. Pack in and pack out.
Reasons include, cleaning up ALL the time, impact to environment, and costs.

 - Some owners spoke of concerns of inability to pack out garbage
 - TMLOA board proposed to those present, in favor of NO garbage pick up
 - Owners asked, all in favor, say I / Owners asked, all opposed, say I
 - Majority of owners indicated agreement to NO garbage pick up
 - Only a few owners indicated opposition
 - Proposal to NO garbage pick-up passed
 - There will be NO garbage pick-up available, owners are responsible for their own garbage

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- **Shed Rentals – Boyd**

After a number of conversations and recommendations, the shed rental spaces will remain as is. Current shed renters were told there would be an increase to the rental fee and given option to keep or release the rental space. Spaces became available.

- *There are 23 rental spaces in the shed: 10 large and 13 small.*
 - *The rent on the shed rentals increased as follows:*
 - *Large spaces are \$250.00 for each season winter/summer or \$500.00 for entire year.*
 - *Small spaces are \$125.00 for each season winter/summer or \$250.00 for entire year.*
- *There are two spaces outside the shed:*
 - *Availability for two large 4-seater vehicles.*
 - *These spaces are \$250.00 winter/summer season or \$500.00 for year.*
- *Individuals interested in rental spaces are to fill out a card with their name, type of space (large or small or outside) and season (winter/summer) or full year. Names will be drawn to fill the available rental spaces. Four names received.*

- **Gates and Information (Upper Gate & Snow Gate) – Margee / Jeff / Boyd**

Lower Gate –

- *The new gate is like a forest service gate and is replacing the current cattle like gate used for the past several years.*
- *This new gate will be established as the new snow gate for closure in the winter.*
- *There will no longer be an access code. Two fobs for each owner will be issues and used to open the gate. Additional fobs can be purchased for a price.*
- *Also, an application will be available to download on your smart phone, specific to your own PIN, and used for access, in lieu of a fob.*
- *Each time someone enters the gate with their fob or phone application, they system will register your name as entering and accessing the mountain.*
- *We hope to install the same system at the spring for accessing and taking water.*
- *The goal with these new limited accesses is to deter outsiders or non-owners from accessing the mountain or using the spring water.*

Upper Gate –

- *Jeff Quibble from the TMLOA board built and installed a new upper gate last summer. Only 30 minutes after installation, the upper gate was vandalized to the point it was not repairable. If anyone has any information as to who did this, please contact the TMLOA President Boyd Ferrin at 801-698-7346.*
- *The TMLOA board hopes to install a similar gate as the lower gate next year in this area.*

Fire Concerns/Exit Strategies –

- *In the event of a fire, owners need to take appropriate actions to exit the mountain in any manner that would be non-life threatening and ensure the safety of self, family, and friends.*

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New Business / Proposals for Change in By-Laws

- **Rentals – Boyd / Norm**

- *Idaho State passed a new law in 2022 prohibiting HOAs from barring vacation rentals unless ALL members vote in favor to ban vacation rentals.*
- *Ballots were given to all in attendance to vote "FOR (do want) or AGAINST (do not want)" vacation rentals on the TMLOA mountain. This would identify if owners were FOR or AGAINST vacation rentals in general.*
- *Ballot results indicated the majority are "AGAINST" vacation rentals BUT there were 12 owners "FOR" vacation rentals.*
- *Due to at least one (or more) in favor of vacation rentals, the HOA cannot ban vacation rentals on the mountain.*
- *ACTION: The TMLOA board is asking owners to provide suggestions and recommendations to assist in developing guidelines for vacation rentals. Send to tmloa.treasurer@gmail.com, subject line "Vacation Rental Suggestions". TMLOA board will review and consider information.*
- *EXAMPLES: million-dollar umbrella insurance coverage, identify owner vehicles with sticker tag, require owners of vacation rentals to attend annual meetings, some form of who/what/when of vacation renters, etc.*

- **Cap on Dues Raised – Boyd / Norm**

- *TMLOA board proposed an increase to the cap on dues written in the CCRs, third amendment, section 13 from \$180.00 to \$350.00.*
- *Explained due to current changes being made to CCRs and economy this was an area to address. Dues are not increasing only the cap in the CCRs.*
- *TMLOA board proposed increase to cap on dues from \$180.00 to \$350.00*
- *Owners asked, all in favor, say I / Owners asked, all opposed, say I*
 - *Majority of owners indicated agreement to increase in cap*
 - *Only two owners indicated opposition*
 - *Proposal in increase to cap passed*
 - *Amendment to be made from \$180.00 to \$350.00*

- **Changes to Late Fee / Past Due Accounts – Boyd / Norm**

- *TMLOA board proposed an increase to the late fee of \$15.00 to \$30.00 on dues not paid timely or past due.*
- *Explained wanted more of impact on paying timely and in alignment with other increased amounts.*
- *TMLOA board proposed increase to late fee from \$15.00 to \$30.00*
- *Owners asked, all in favor, say I / Owners asked, all opposed, say I*
 - *ALL owners indicated agreement to increase*
 - *No owners opposed*
 - *Proposal to increase in late fee passed*
 - *Amendment to be made from \$15.00 to \$30.00*

Announced Election Results – Boyd

Boyd Ferrin / Fred Dreis / Jason Woods

Closing Remarks and Meeting Ajorned – Boyd

Thanks, From the Board –

Let's EAT, Hamburgers, Hot Dogs, Chips, Cookies, Snacks & Drinks

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Profit and Loss
June 2023 – May 2024

Income	Amount
Dues	\$58,745.00
Delinquent	\$960.00
Late Fees	\$120.00
Rentals	\$0.00
Other	\$0.60
Total Income	\$59,825.60
GROSS INCOME	\$59,825.60
Expenses	
Fire Insurance	\$149.00
Insurance	\$432.00
D & O Liability	\$2,306.00
General Liability	\$0.00
Total Insurance	\$2,887.00
Other Expenses	
Go Daddy Website	\$316.16
County Taxes	\$575.82
QB Payment	\$386.16
QB Fees	\$1,011.03
Annual Meeting	\$124.81
Board Meeting	\$0.00
Office Supplies	\$412.40
Legal / Professional Fees	\$0.00
Misc Other	\$237.86
Roads – Grade/Gravel	\$22,958.63
Roads - MagChloride	\$5,800.00
Gate	\$4,350.00
Water Well Repairs	\$0.00
Weeds Spray	\$0.00
Electricity	\$209.55
Dumpster	\$0.00
Dumpster Repair	\$0.00
Garbage	\$612.26
Total Other Expenses	\$36,994.68
TOTAL EXPENSES	\$39,881.68
Net Income	\$19,943.92

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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.