

**Thunder Mountain Landowners' Association  
2025 Annual Meeting Notes  
June 14, 2025 @ 10:00 AM**

**Welcome and Introductions Boyd Ferrin – President**

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

**Fire Awareness / Fire Bans – Boyd**

Special Guest - Ken Fagnant, Lava Hot Springs Fire Chief

- Provided a variety of information of what is allowed and not allowed and provided information to post on the TMLOA website. See
- The fire chief welcomed any volunteers and encouraged owners to stop by the fire station any time to say hello during the following times: Mon/Wed/Fri 9am – 12pm
- TMLOA Board provided newly published history books of Bannock County from 1893 to the Lava Hot Springs Fire Chief, Ken Fagnant.

**Opening / Recognition / Starfish Story – Boyd**

Boyd shared “The Starfish Story”. A short, inspirational story about a person who makes a difference in the lives of others, even when faced with overwhelming odds. The story emphasizes the idea that even small actions can have a significant positive impact.

Beginning this year, Boyd is recognizing a person who does many actions resulting in a significant positive impact. JASON WOOD. Jason has completed many selfless acts to include helping someone who fell on the ice, coming from his home to assist someone stuck on the mountain who would have had to spend hours walking out, instead Jason came and gave him a ride. Jason spends hours of volunteer time to mow all the weeds along the roads and applies weed killer to the weeds and never asks for any reimbursement in time or expenses.

**POST TMLOA Board Meeting:** Visit TMLOA Website at the link below to view “The Starfish” story and the video presentation and pictures of Jason Wood.

**TMLOA Website Link:** <https://www.thundermountainloa.com/newsletters-awards-make-a-difference-award/>

**Video Link:** <https://www.thundermountainloa.com/wp-content/uploads/2025/06/2025-TM-Pres-Make-a-Difference-Award-Jason-Wood.mp4>

**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 are counted, and current, re-elected, or new board members meet as a forum and determine and designate position/assignments.

*Up for nomination:* Mike Foley / Jeff Quibel / Rick Brown (Resigned 6/2024) / Kermit Morrison

Nominations from the floor: Aaron Harker / Sean McKenzie

**Status Reports – Board Members**

- Financial Report – Fred
  - Shared expenses, overall income to expense is a net loss of **\$1,122,66**, with reserves available for ongoing expenses

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- Secretary Report & Website Info – Wendy
  - There are 255 owners for 320 lots
  - 221 owners are paid, THANKS / 21 24 are past due
    - 9 42 owe for 2025 only (updated 6/23/2025)
    - 12 owe for more than one year / 2 of these owners are selling
- Water, Well, & Spring – Kaleb
  - Discussed various updates for springs
  - Lower spring is clear and running well
  - Spicket only at shed should be used
  - Annual costs undetermined at this time, more to come
  - Can we put key fobs security on it because it is below the gate? Yes, we will be working on doing that.
- Weeds & Brush Control – Fred for Jason
  - Everything looks good.
  - Reminder owners take care of noxious weeds on or around your property.

**CC&Rs and By Laws Revisions – Boyd / Norm**

- Boyd introduced Norm Reece our TMLOA attorney.
- Norm explained Idaho state code as it relates to HOA and how rentals cannot be excluded on the mountain and continued to explain possible changes to CC&Rs to protect the owners and the mountain as it relates to non-owners and renters.
- Norm discussed and read portions of the proposed change.
- After Norm read through proposed changes, it was motioned from the floor to table the vote until able to read changes.
- Additional comments as follows were brought up by the owners and Norm is going to consider the additional information and implement it into the current proposed changes and then the information will be shared to TMLOA website for further reading and consideration of changes to CC&Rs.
  - Do the owners have to have a Business License? Must provide copy to board?
  - Do rentals need to have insurance and what about sufficient accommodations, i.e. parking, bathrooms, rooms, and other basic needs?
  - Is there a limit on the number of people?
- It was encouraged if owners see strangers on the mountain to contact board members to inform them of any concerns.
- The voting for any CC&R changes was tabled.
- Any updates will be determined after Norm does any additional research based on the recommendations.
- A final document for the CC&R rental changes will be posted in the future for owners to review on social media, TMLOA website, and/or emails/postage mail.
- Voting, to be determined, will be done.

**Added Note: Boyd**

- Social media is good, however, if any immediate needs or concerns arise, please contact the board directly. We serve you but are not always on social media.
- From the floor it was suggested to have more transparency, suggest a newsletter, or more communications, maybe Q&A options.
- When on social media, be kind and use appropriate dialog, if inappropriate, there is risk to being banned from the group.

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**POST TMLOA Board Meeting:** A Communication Team was developed based on volunteers. The communication team will seek to assist the TMLOA Board in expanding and answering questions and including the board when needed. Team includes the following: Chris Merritt, Lisa Smith, Carrie Watson, Amy Wilkenloh, and Andee Zweigart. Boyd and Wendy recommendation and initiated 6/19/2025.

**Gates – Boyd / Margee / Jeff**

Gates and Information

- Much appreciation to Margee and Dan for all their work on the issuance of fobs!!
- Lower Gate is working well and has a camera on it.
- Upper Gate is ordered and will be installed in the next couple of weeks. It is the same gate as the lower gate and will use the same fobs as the lower gate. Thanks to Kermit Morrison who is providing power and Jason Wood who is providing Wi-Fi for the cameras.

Concerns from the floor:

- Q: Why can't owners have the application to open the gate.
  - A: The application currently has issues. There are concerns with the gate being locked and privacy issues. Board members have accidentally locked or opened the gate, and the application displays all owner's information. Boyd is working with programmers to enhance or provide an application that owners can use in the future.
- Q: Why can't we go back to using codes?
  - A: There is a limited number of codes, not sufficient for the number of owners and it didn't work before, thus the reason for the fobs and higher security. Application is more secure.
  - An example was shared related to a code already shared. Boyd eliminated the code immediately.
- NOTE: Be aware gate may be open during road construction due to the number of times a dump truck may travel up and down the roads.

**Roads & Culverts – Boyd / Kenny**

Kenny presented various work to be done over the next few months. Boyd explained future need to gather finances to repair the road. Estimated at this time, \$100,000 per mile / assessment over 3 years / \$300 per year per owner.

- Ballots were provided to owners to vote "For" or "Against" the assessment.

From the floor:

- Q: Are there any grants available?
  - A: Not the board is aware of. If owners can help find any that would be great.
- Q: Where will the work start?
  - A: Where the majority of the traffic is but will look to do other trouble spots first.
- Q: What about mag-chloride?
  - A: It will be used after the road is fixed.
- Comparative comment made: \$300 equals approximately 12 times up and down the mountain at \$25, this is similar to what it costs to park at a special event, thus worth it.
- Reminder: Going slower better preserves the road and is safer.

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**POST TMLOA Board Meeting:** Ballots were tallied for the road maintenance assessment. The majority of ballots were in favor of yearly assessment, over the next three years. Ownership interest will be \$300 per owner, assessed over the next three years.

- The assessment will be in the second half of the year, starting in 2025, months considered due would be in October or November, pending Request for Proposal (RFP) of bids by Kaleb.
- A motion to move forward was made by Kaleb, second by Fred.
  - Boyd asked board, "all in favor". All in favor was unanimous, none opposed.
- Kaleb will obtain RFP no later than August 2025.
- Volunteers for RFP Committee will be solicited / TBD.

**Shed Rentals – Boyd**

There are spaces available. Contact Wendy Dreis, TMLOA Secretary, if wanting a space.

**Architectural & Land Improvements – Mike**

Mike explained a lot of owners are doing work and may not be aware of the CC&Rs, reminded owners to read the CC&Rs and be sure to do land improvement submissions.

Some reminders are as follows:

- Outhouses are not allowed on Thunder Mountain.
- Cannot live as a permanent resident in a bully barn or house unless it meets all requirements.
- County permits are required for almost everything done on the mountain.
- Only one shed per lot is allowed.

**New Business – Boyd / Norm**

- Are dumpsters coming back – NO

**Announce Election and Other Results / Closing Remarks – Boyd**

Thanks for input and for a great meeting.

The newly elected board members are:

Mike Foley, Kermit Morrison, and Aaron Harker.

**POST TMLOA Board Meeting:** Kaleb made a motion to keep all board members in current positions with new board members Mike Foley, to remain as Vice President and Land Improvements, add Aaron Harker to assist with Land Improvements, and Kermit Morrison to oversee Shed Maintenance. Second, by Fred. Boyd asked board if all in favor, "all in favor" was unanimous, none opposed.

***"Thanks Everyone" – Let's EAT! Hamburgers, Hot Dogs, Chips, Cookies, Snacks, Drinks, and Potluck.***

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## **REMINDERS**

**TMLOA Website** – Be sure and reference the TMLOA website at [www.thundermountainloa.com](http://www.thundermountainloa.com).

**Spring** – Only take what you need, keep it to minimal amounts.

**Well** – The well now has water suitable to use like the spring.

**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. Contact Jason Wood for scheduling brush removal along the road near your lot.

**Property Improvements** – Every landowner is responsible for submitting a property improvement submission when doing any property improvements to their land. The definition of property improvements includes all improvements or changes to a TMLOA property or lot. Examples include, but are not limited to the following: cutting a new or changing a road into a property or lot, adding or altering RV pads, adding storage sheds, Conex containers, cabins, or any structure, digging trenches, installing electricity or electrical boxes, cutting or removing trees or shrubs, removing or adding fences, etc. For additional information and the form, go to the TMLOA website at: <https://www.thundermountainloa.com/property-improvements/>

**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, Aaron Harker. Culvert sections need to be purchased by the landowner.

**NOTE:** Don't forget to contact **Idaho Digline (Blue Stake)** when 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. Speed limit is 20 mph unless otherwise posted.

**Fire Danger** – The Board will post restrictions and current information on the TMLOA website, TMLOA Facebook group page, 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. Currently there is a burn ban which began on July 1, 2025. See TMLOA website: <https://www.thundermountainloa.com/>

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<b>2025 TMLOA Financial Report</b>	
<b>Income</b>	<b>Amount</b>
Dues Received	\$62,510.00
Delinquent	\$1,400.00
Late Fees	\$120.00
Shed Rentals	\$4,375.00
Fobs	\$950.00
Other	\$0.00
<b>Total Income</b>	<b>\$69,355.00</b>
<b>Expenses</b>	
Insurance	\$2,682.00
<b>Total Insurance</b>	<b>\$2,682.00</b>
<b>Other Expenses</b>	
Go Daddy Website	\$245.84
County Taxes	\$0.00
QB Payment	439.76
QB Fees	\$1,347.50
Annual Meeting	\$626.28
Board Meeting	\$189.21
Office Supplies	\$500.00
Legal / Professional Fees	\$1,565.47
Misc Other	\$1,700.00
Roads - Kit	\$26,143.62
Roads - Dustbusters	\$4,350.00
Gate & Fobs	\$25,831.69
Lower Well	\$4,557.41
Water Well Repairs	\$0.00
Weeds Spray	\$0.00
Electricity	\$298.88
<b>Total Other Expenses</b>	<b>\$67,795.66</b>
<b>TOTAL EXPENSES</b>	<b>\$70,477.66</b>
<b>Net Profit / Loss</b>	<b>\$1,122.66</b>