

**Thunder Mountain Landowners' Association
2025 Special Meeting Notes
October 11, 2025 @ 11:00 AM**

Boyd Ferrin – President	Norm Reece – Attorney
Mike Foley – Vice Pres / Architectural	
Fred Dreis – Treasurer	Kenny Cleaves – Roads/Culverts
Margee Beebe – Entry / Fobs	Aaron Harker – Architectural
Jason Wood – Weeds	Kermit Morrison – Shed Rentals
Kaleb Anderson – Water	Wendy Dreis – Secretary/Website

Background:

Special meeting held as a follow-up from June 14, 2025, Annual Meeting:

- 1) Add and provide rental CCR amendment information for review and voting AND
- 2) Clarify and provide bid proposals for road assessment information and voting.

Notifications were sent to all owners by email, if email address is on file, and sent by postal mail if no email address is available. Additionally, meeting agenda and additional information were posted on the TMLOA website.

All completed by September 26, 2025.

MEETING NOTES

Welcome / Boyd Ferrin – President

- **ROAD Bid Invitation / Proposed Selection / Road Assessment – Boyd**
 - Shared the “Invitation to Bid” sent out to five (5) companies in the area, with detailed requirements for road needs.
 - Communicated information and results from a volunteer Road Group meeting. The team reviewed the three (3) bids submitted and selected the lowest bid submitted.
 - Opened the floor to owners to voice questions and concerns and other information. Many owners and family members of owners presented a variety of questions and concerns and were responded to after each presentation.
 - During the open-floor discussion, owner Josh Bergman presented an unexpected road bid, not presented prior to the meeting. The paper presented at the meeting was to do the road in asphalt. During his presentation he offered a second alternative of grinding the road with specific types of equipment.
 - The one-page bid information was lacking specific details related to the “invitation to Bid”. Additionally, the second option offered was not on paper and only explained verbally without documentation.
 - The board tabled the two bid proposals presented in the meeting until further details and discussion on the two alternatives could be researched and considered which were lacking detailed costs.

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- Josh Bergman was asked to provide the bid(s) proposals to the Board President and given a two-week timeframe to submit the bid(s) proposal(s). The due date is no later than October 25, 2025.
 - When bid(s) proposal(s) received, the HOA president will present the new information to the board and road team.
 - After further research, consideration of the bid(s)' proposal(s) viability for current road needs, costs, etc., compared with the current bid selection, the board and road team will decide how to proceed.
 - Results will be shared with all owners once a decision is made.
 - Many of those present at the meeting were concerned about how the road assessment would be made. If the road assessment would be made by each individual owner or if the road assessment would be applied to each individual lot. Similar to the way current annual dues are done.
 - It was explained the board considered doing it by owner because some owners owning multiple lots, had owned for many years, and are on limited incomes. Also, some owners with multiple lots don't use all their lots or only come once a year or less, thus they are not using the roads more than others who own only one lot.
 - Those present expressed, property taxes are by lot, annual dues are by lot, therefore the road assessment should be by lot.
 - Solicited from the floor, by show of hands, if road assessment should be by owner or lot. Voting would apply in sync with the decision. If by owner, then each owner, regardless of lots owned would only have one vote. If by lot, each lot would be given a vote.
 - Majority of hands raised indicated road assessment by lot.
 - This resulted in the votes being submitted for each lot.
 - This also results in the road assessment being assessed to each lot instead of each owner.
 - If passed, the road assessment will be for three years, 2025, 2026, and 2027.
 - Some owners present volunteered to assist those on limited income to pay their road assessment.
 - The president thanks owners for volunteering to do this.
 - The president indicated this would be taken into consideration and more information provided to help those in need.
 - Majority of meeting focused on road assessment.
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- **RENTALS CCRs Amendment Proposal – Boyd**

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- Explained Idaho state law asserts, unless 100% ownership agrees to no rentals, an HOA cannot forbid rentals.
- In 2024 meeting, votes were solicited and there were a handful of owners that voted for rentals. Therefore, by Idaho state law our HOA does not have 100% agreement. It took some time for our attorney to write the guidelines, as well as receiving additional input from owners at the June 2025 annual meeting and adding the information.
- Owners are not voting for or against rentals. The vote is for a CCR Amendment proposal to implement guidelines for rentals.
- Opened the floor to owners to voice questions and concerns and other information.
- Minimal discussion or questions on this item.

Owners Voted:

- **Voting** – “In Favor of ” or “Against “ / Road Assessment
- **Voting** – “In Favor of ” or “Against “ / Amendment to CCRs for Rentals

Meeting adjourned

Post Board Meeting

Ballots Counted (Available for Review)

Results for Road Assessment:

- ***Road Assessment Passed*** –
 - 64% In Favor / 36% Against
 - Board directed secretary to initiate road assessment invoices
 - Invoices will be forthcoming with a due date of January 15, 2026
 - Invoices will include information on how to donate and pay additional funds as a donation to help owners with limited income. Contact the secretary for additional information if as an owner you are interested in donating as indicated in the Special meeting.

Results for CCR Amendment for Rental Guidelines:

- ***CCR Amendment for Rental Guidelines Passed*** –
 - 79% In Favor / 21% Against
 - Board President will finalize with attorney to include in CCRs
 - When finalized, information will be posted on TMLOA website