

**Thunder Mountain Landowners' Association  
2025 Annual Meeting Notes  
June 13, 2026 @ 10:00 AM**

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

**Welcome and Introductions Boyd Ferrin – President**

**Fire Awareness / Fire Bans – Boyd**

**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:* Kenny Cleaves / Margee Beebe / Kaleb Anderson

Nominations from the floor \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**Roads & Culverts – Boyd / Kenny**

**Architectural / Land Improvements – Aaron**

**Status Reports – Board Members**

- Financial Report – Fred
- Secretary Report & Website Info – Wendy
- Water, Well, & Spring – Kaleb
- Gates, Fobs, and Information – Margee
  - Lower Gate – By shed
  - Upper Gate – Access Above TMLOA
- Weeds & Brush Control – Jason
- Shed Rentals – Kermit
- Rentals on the Mountain – Boyd / Wendy

**New Business – Boyd / Norm**

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

***“Thanks Everyone”***

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**TMLOA Website** – Be sure and reference the TMLOA website at [www.thundermountainloa.com](http://www.thundermountainloa.com). Lots of information is posted there; board member contacts, land improvement guidance, CCRs, Rules & Regulations, etc.

**Spring** – The Spring provides potable water. Please limit the amount of water taken. The flow rate is .8 gallons per minute. The water test samples indicate an absence of E-coli bacteria, and a presence of coliform bacteria (decaying vegetation). Be sure the spigot is completely off when done. *Landowners need to plan accordingly due to the dry year to obtain water for their needs.*

**Well** – The well provides water for the restroom in the Shed and is available for landowners. It's clear and tested bacteria free. Use as potable water.

**Annual Dues Payment** – It is very important to pay your annual Association Dues when billed. All dues are due no later than June 1st. This ensures timely project scheduling and budget planning. Send any questions regarding dues to [tmloa.treasurer@gmail.com](mailto:tmloa.treasurer@gmail.com).

**Road Assessment Payment** – It is very important to pay your Road Assessment when billed. The 2025 Road Assessment was due January 15, 2026. The 2026 Road Assessment will be issued in October 2026 with a due date of January 15, 2027. Send any questions regarding this payment to [tmloa.treasurer@gmail.com](mailto:tmloa.treasurer@gmail.com).

**Weeds** – Every landowner is responsible to keep noxious weeds under control on their property and when able please help with any weed removal adjacent to their lot(s). TMLOA sprays weeds on the roads. Work parties can assist in brush removal. Contact Jason Wood for questions or scheduling brush removal along the road near your lot.

**Culverts** – Landowner access roads that intersect with TMLOA roadways may require culverts to assist in preventing erosion to the roads. If in doubt, check with our Road Supervisor, Kenny Cleaves or Land Improvements, Aaron Harker. Culvert sections need to be purchased by the landowner. TMLOA does not have any available and is not responsible to provide.

**BEFORE DIGGING** – Contact *Idaho Digline (Blue Stake)* especially if digging near Thunder Mountain Road, Selkirk Road, or Wasatch Road! Dial 811 or if Road Grading.

**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** – Due to the dry conditions, take extreme precautions when making fires which must be contained designated fire pit. See TMLOA website and Facebook for ongoing updates. Fireworks are strictly prohibited and never permitted to be used anywhere on Thunder Mountain. Burning of slash requires a Burn Permit from the Lava Fire Department (LVD).

**Winter Access** – There has been confusion with the term "all year" access. There is "all year" access to the mountain, with the appropriate snow apparatus or snow tracked vehicles during the winter months. The snow gates are closed once there is too much snow on the roads to allow standard vehicle access. To prevent excessive wear and tear on the dirt roads during the winter months. Therefore, access is limited only to snowshoes, snow skies, snow mobiles, and/or snow tracked vehicles only. Snow gates typically close around mid-November and re-open in May, pending weather and road conditions.