

Thompson Draw II – Semi-Annual Workday and Association Meeting

October 3, 2009

Dan Turner, President called meeting called to order 5:00 P.M

Roll Call, Kris Heintz, *36 of 47* Cabins owners in attendance

Introduction of Rick Washburn from Hellsgate Fire Department

- Hellsgate Fire Dept. walked forest boundary and common areas in Thompson Draw II. We need to clear anything that is 6 inches and under diameter and clear anything within a 10 foot wide span around larger trees, Common areas first. If we use contractors, they need to be licensed and insured, \$1,200.00 per acre according to state regs. HOA would be responsible for \$120.00 per acre charge; the state would cover the rest.
- Bill Peterson asked about the ground fuel (debris, needles etc. on the forest service land bordering our subdivision. Rick confirmed that the grant funds cannot be used to clear any forest service property.
- Linda Shewalk asked: Do we have to do this? Rick advised that we should, the grant funds are for private property only and cannot be used for any other purpose. What will be cleared? He explained that the clearing would consist of ladder fuels, juniper, shrubs etc.
- The fire department did come through and do a fire wise assessment last year. After funds are used for common area prescription burns then possibly as long as funds are available could be for private property owners.
- **The question was asked if the clearing would affect the cost of fire insurance. No one could confirm and** each owner should check with their agent.

Dan Turner: Introduced Nancy Yokum as member of the FireFlies.

- Nancy: Linda, Zue, Cindy, Carol, Auxiliary for ***** They have fund raisers 2 times a year . They made \$3,000.00 on barbeque working on new fire house.

Dan Turner: Introduced Terry Vaughn for Treasurer's report

- Terry Vaughn – Treasurer's report
- We are in Good Shape a little over on a couple items
- Dan asked for vote Treasurer Report for 2009 approved. New budget 2010 29 approvals on record right now. 2010 Budget adopted

Dan introduced: Jerry Smith for Road Chairman report

- Had a good turnout of people for workday and we accomplished allot. Based on being approx. 4 years left of the 5 year plan work is going well. We have Jerry for one more year then it will be up to the new Road Chairman to continue the plan.
- We are working on new locks on the gates. We are in the process of getting quotes on those. He is looking into a lock that can be welded on and modify gate to close automatically.
- Also advised that the Fire Alarm system we had no longer exists. Fire department does not want anyone doing anything other than calling 911 and leaving the area.
- He advised us to be sure to winterize. And reminded us that during the snow and wet season that the roads within the subdivision are direct and driving can be treacherous, there is a risk of getting stuck. Also, he brought up the fact that in the event you are not at your cabin, you should cancel any propane or other deliveries.

Dan Turner: Introduced Don Smith for Fire and Safety Report

- Don re-affirmed what Jerry had said about calling 911. Reviewed that in the event of fire there are 3 ways out of the subdivision. West side, East side – 260 no lock you can go that way and main entrance.
- The fences on surrounding areas have been fixed. We must always be and remain fire concience and remember safety should always be the first priority.
- Dan Turner stated the board will discuss the fire wise and a possible system in order to notify residence in the event of fire and a system and knowing who is here at any given time.

Dan Turner introduced Mike Jandura for Water Chairman Report:

- Mike Jandura stated Nick Fitch did a great re-wiring job on the Pump House, it is now up to code and has outdoor lighting.
- He noted a disturbing trend regarding watering trees, plants and etc... In the event 2 to 6 cabins are watering at the same time, in additional to each cabins normal use it could drain the systems. Please remember that we need to be more conservative with our use of the community water.
- Our current well system is old has exceeded its life expectancy by 10 years. It has been about 20 years since it was installed and the life expectancy is around 10 years.
- We have reserve funds designated for the purpose of maintaining and updating the water system. Board will review study done in 03. Carol would be glad to help. Board meeting at cabin 85 on Sunday morning. A gentlemen from the Water System company will be reviewing the well and storage system for water.

Dan introduced Kenny Knapp for Architectural Control Committee Report:

- No plans have other than those already reviewed and approved have been submitted. Please remember to contact the committee for all building changes. Remember to keep residences and areas in conformity with the forest. Dan reiterated that any permanent structure must be reviewed and approved by the Architectural committee.

Dan introduced Dick Stich for report on new storage shed by the Pumphouse:

- Work day crew moved the old shed today. Construction of the new 10 X 20 double door shed is to start on Wednesday.

A vote was held for a Permanent change of the Spring Work Day and officially changing work day to May from June.

Favor – all approved. None apposed. Spring work day will be the 1st weekend in May.

Meeting adjourned at 6:10PM