

Thompson Draw II  
Board Meeting  
September 6, 2009

9:00 A.M

Dan Turner called the meeting to order

Kris Heintz took roll call and the following officers were present

President:	Dan Turner
Vice President:	Dick Stich
Secretary:	Kris Heintz
Treasurer:	Terry Vaughn
Safety/Security Chair:	Don Smith
Road/Forest Chair:	Jerry Smith
Members at Large:	Doug Heintz & Chris Beaupre

Kenny Knapp (owner of lot 75) was also present.

Verified for Dan that the minutes of the last meeting were posted on the Website.

Treasurer's Report presented by Terry Vaughn:

We are over budget on expenses for the semi-annual work days and volunteer work day food, water and supplies.

Don Smith commented that it is so hard to obtain an accurate head count, which then causes over purchasing. This line items can be corrected by obtaining a more accurate head count in sufficient advance.

We are over budget on the Treasurer Budget due to the purchasing of the computer program Quick Books. In addition the cost of the insurance has increased.

The Water Quality testing is presently slightly under budget

Terry Vaughn was to check on the 2009 property taxes to be added to the budget. Revised budget to follow.

There was discussion as to property owners that have outstanding dues and or charges for not appearing or working on work days and the application of late fees. (See below for additional comments regarding these matters)

Suggestion of an additional line item to show on Profit & Loss statement for fees and penalties collected and or due.

Don Smith moved that the Treasurer's report/budget be accepted (with the tax figures to follow) vote was seconded by Dan Turner.

Chris Beaupre commented on what a wonderful job Jerry Smith and Ernesto Castro (owner of lot 57) have done with the roads and the spreading of the Red Select.

Road Chairman Report presented by Jerry Smith:

Have presently spent 1/3<sup>rd</sup> of the budget for roads. Existing budget is satisfactory as it stands. Continue to use Red Select product on roadways. Has presently be working on widening the roadway up on E. Black Bear Trail around lots 81 and 82 and still has more work to be done on that road. Jerry stated that Ernesto deserves special recognition for volunteering his time and equipment, he has been spreading the various piles on his weekends.

He is planning for October 3, 2009 work day. He will need road raking and he hopes to have the old blade working. He will be identifying common area for cutting for a volunteer workday and clearing on work day.

The grant programs will start becoming available in February. The Forest Service property behind Lots 81 and 82 need attention. As the forest service stated we can go 200 feet behind our property lines. However, we cannot use any grant funds for clearing property owned by the Forest Service/Bureau of Land Management. The grant funds are available 90/10 for common areas and 50/50 for private lots.

Dan Turner noticed that there appeared to be a hole in the drainage pipe on Pumphouse Road just past lot 66. Jerry said he would check on it. Doug Heintz thought there was still one drainage pipe left from before that possibly could be of use.

Safety and Security Report presented by Don Smith:

Fence behind Lot 55 is down/gone. New fencing probably would be a good workday project.

Confirmed that the gate at the end of East Doe Crossing with access on Route 260 cannot be locked by us. He cannot confirm whose fence it is and until after the road work is all done it's a mute issue.

Don also re-iterated that all property owners should be alert and in the event they see someone that is unknown to them or wondering around question them as to what cabin they belong to or are staying with.

Confirmed that no new No Trespassing/Private Property signs are need nor any further speed limit signs. All speed limit signs state 15 miles an hour. Doug Heintz confirmed that he had repainted a few of them that may have faded. The reflectors which have been placed on various trees or telephone poles within the area seem to be clear and working well.

Need to review at the work day meeting with all parties present about emergency procedures for evacuation and knowing who is at their cabin and verification that they are aware of an emergency situation such as the latest fire.

Water Chairman Report provided by Chris Beaupre in Mike Jandura's absence:

The inspection by ADQ was in June. They reviewed the handling, monitoring and recording keeping procedures and it came out well. They said our chemicals were good, however the concrete slab is suppose to be above ground level. Next time we have an opportunity to raise the grade we should do it.

The association valves that needed to be replaced by Lot 78 and 79 were replaced. So as not to disrupt the water system use they hired it done, it still took about 4 hours. Water quality is good. We are continuing to have positives on the coliform and having to do treating and testing.

Don Smith asked about the problem with the water freezing in the winter. Chris said that the lines have to be at least 3 feet underground level in order to avoid freezing. More gravel will help and possibly a drip of some kind. Putting a loop & circulatory system in would be too expensive.

Architectural Review Committee Report provided by Don Smith:

There have been a few rumors flying around regarding what people are building. If anyone has any questions they should contact someone on the committee.

Due to Don's schedule and presently working in both Phoenix and Las Vegas he has to step down. Kenny Knapp has agreed to step in and finish his terms. The board voted and approved that Kenny Knapp will now head up the Architectural Review Committee.

Secretary Note: Need to delete Don Smith from Board of Director e-mails and change information on Website.

#### Shed by Pumphouse Project provided by Dick Stich:

No work could be started until the granite was moved, which has now been done. If we can get the old shed moved, the tree trimmed back then we are setup to go. He came across 2 gentlemen that could possibly build a new shed that would look more like the Pump House at the same cost of putting in the Tuff Shed. As soon as they are available he will review it with them again and obtain an official bid. The board unanimously voted to postpone the tuff shed for a few months and see.

He was also reviewing the possibility of the use of solar panels on the existing gate and the use of a magnetic lock which could be opened using a transmitter to open and close it. Dick will do more research and this item will be added to new business later.

Reminder: Dick Stich still has gate keys available.

#### Dan Turner – New Budget review for 2010

Need budget proposals for 2010 – has to be reviewed and voted for at October Meeting.

- 1) Roads – Budget is good.
- 2) Barbeque & work day & volunteer work days. Should increase to \$900.00
- 3) APS – Electric – reduce by \$50.00
- 4) Easement fee – same
- 5) Verify common area property taxes (Terry Vaughn will obtain and add)
- 6) Gate Key budge – same
- 7) Fire Safety Alarms – reduce to \$150.00
- 8) Insurance – budget to low, increase to \$1,000.00
- 9) Fence Maintenance – Eliminate \$100.00 and pull from reserve if needed
- 10) Secretarial fees – increase to \$125.00
- 11) Treasurer – leave at \$75.00
- 12) Water Testing & Maintenance – leave at \$800.00
- 13) Signage – leave at \$100.00
- 14) Banking Service fees – leave at \$50.00
- 15) Website – received bill at \$140.00 – leave at \$200.00

Budget was accepted and approved to submit to owners.

Secretary Special Note: At the board meeting we discussed the procedures for permanently changing the spring work day and barbeque from June to May and also the due date of the HOA dues. Upon further review and a call to and from Terry Vaughn the item Terry spoke of was in the bylaws, not in the CC&Rs and we can simply put it to a vote.

### Review Pumphouse Water System:

Mike Jandura was unable to be at the meeting. Chris Beaupre provided information and a bid for repairs to system. Board questioned items on bid and asked that Mike do the following:

- A) Re-review Bid to confirm all items including electrical was included
- B) Obtain at least 1 other bid.

Board authorized the Water Chairman (Mike Jandura) the authority to accept a bid up to \$2,100.00 for work required.

With respect to the 20 year old tank and the existing pump:

Since November of 2007 we have had the coliform problem. He tried to contact Arrow Drilling (who originally put in the system) and they would not return calls. There is a concern about the constant chlorinating hurting the existing pipe system. Probably need to replace the old tank and should probably do it all at one time to avoid major delays in water delivery.

Chris reviewed a new system that would entail 7 separate smaller tanks with bladders. Said tanks would cover the present demand. The same system is presently installed at Clear Creek Pines and Star Valle RV Park. This type of system would eliminate the requirement of a larger compressor. Warranty for the system would be 5 years, but the approximate life time of the bladders was not immediately available.

Board Suggestions:

- 1) Get another bid
- 2) Review previous system.
- 3) Add water meter to determine amount of water use
- 4) Obtain salvage value for the old tank etc.
- 5) Verify how long it would take
- 6) Review insulation/bladders and temperature requirements.

Jerry Smith asked for a few moments to discuss a document he had located and was not aware of its original or present location. It was called the Thompson Draw II Home Owners Association Procedures for Enforcing Monetary Penalties for Rules Violation dated January 1, 2006.

Secretary Special Note: Jerry continued researching the document and it was actually located on the web site. Apparently voted on and adopted by the board in 2006.

It is evident that something needs to be done to inform and enforce the requirements that the owners must keep their properties fire safe. Jerry was going to try to see if he could reach Rick Washburn of Hellsgate Fire District and see if he would come back and grade the properties as he did a couple of years ago. Comments were also made that the CC&Rs have provisions also and should be reviewed.

We should review the above at the October meeting with the homeowners.

The secretary needs to do a mailing for the budget and flyer for the Oct. meeting and she needs to get it out in the next 2 weeks. Also, don't forget to mention the get together Friday evening at the barbeque pit.

Meeting adjourned at 11:25.