

THOMPSON DRAW II
BOARD MEETING MINUTES
January 20, 2010

Dan Turner called the meeting to order at 6:20 P.M.

Board members present:

Dan Turner - President
Dick Stich - Vice President
Kris Heintz - Secretary
Terry Vaughan - Treasurer
Mike Jandura - Water Chairman
Don Smith - Safety and Security
Dough Heintz - Member at large

Note:

Jerry Smith, Road Chairman is still mending and has provided the attached e-mail dated January 20, 2010 in his absence for review and discussion by the board.

Kenny Knapp, Architecture Review was not present

Treasurer's Report:

He added in figures for profit and loss to make the report easier to follow.

In addition Terry has added the projected income for 2009 based on Bill Peterson's suggestion. The \$10,800.00 figure reflects all dues and no shows fees for work day. Work day cost has run overbudget, we need to obtain a more accurate head count and get a better handle on the cost of the main course.

Next incoming expense is the final payment for the new water system.

Treasurer's report was approved by the board.

Road Chairman Report:

In Jerry's absence the board reviewed items from an e-mail.

New business:

1. Meetings dates have been determined and will be mailed to homeowner's. We might want to post them on the website also, but if something changes we need to be sure it is changed on the website.
2. See storage shed report from Dick Stich
3. See Water Chairman report below.
4. Terry Vaughan has talked to a few people regarding taking over as treasurer should his cabin sell, however until the cabin sells he will continue.

5. Don Smith was not aware of any items submitted for review to the Architectural Committee.
6. Don Smith stated that the emergency exit was not originally a fire department requirement nor was it necessarily intended for use by a car or emergency vehicles. He will review this matter with the fire department.
7. We will be looking for volunteers for a committee to work with the AZ State Forestry Service. Needs to be brought up on agenda for spring meeting.
8. See below report and comments under Dick Stich report.

Safety and Security Report:

The old lock on the front gate is so old it is very hard to replace. The new forms of locks out there will not accept the type of key we have. Don Smith is currently submitting a letter trying to obtain new inserts for the existing locks. Don has already ordered 4 new locks with the original type of insert, which then might require that we obtain new keys. He will advise. The lock on the emergency gate does not work so that cannot be used on the front gate. Hopefully he will be able to obtain the 4 new locks with the new inserts that will match the old keys.

Dick Stich brought up the matter regarding the old fire warning system. After various discussions the board determined that any type of warning system within the subdivision was not acceptable based on the discussions with the fire department at the last association meeting. Besides it might also create a false sense of security to the owners. As was stated at the association meeting in the event of fire the best thing to do is call 911.

Water Chairman Report:

Mike said that thanks to Chris for his additional work that everything is in except the chlorinator and is up and running and it all went smoothly, Dwayne Long took out the old tank etc. It did end up actually taking 2 days, but it is almost done and in addition the Pumphouse has been insulated.

There was a question regarding the new heat lamps in the Pumphouse, the lamps are thermostatically controlled. Terry has not received a new electric bill yet, so the cost of the running the lamps is undetermined at this time. Terry didn't think it would make any significant change, but until the first bill is received we won't know.

The board reviewed the fact that for a week or 2 there was no water to the cabins on the north side of the wash by the Pumphouse. The Stanton, McKinney and Castro cabins were all checks and apparently the lines were frozen. Since we had a very cold and wet season so far and with the low temperatures, it would not be uncommon for it to freeze and it has happened before.

Dick Stich – Vice President's report:

Storage Shed: It is up and looks great. It has a coat of water proofing on it and he also has a spare can. The new shed needs to be sealed and that could be an easy project for spring work day. There was discussion about trying to match the coloring of the shed with the Pumphouse. If we tried to sandblast the Pumphouse the siding would probably not withstand the pressure. We will need to more closely review the alternatives. Doug Heintz brought up the fact that based on the equipment to be stored there we need to build a ramp. He will review with Jerry and see what they can come up with. Nick will put some outlets and lights in the shed as soon as it warms up. Jerry suggested putting on a combination lock so association records could be stored there. Don was wondering if just a locking file cabinet would be sufficient. We need to review the amount and records and what can be stored.

Dick brought up procedures for notices to property owners of items either architectural or otherwise which may or may not be in compliance. The board discussed and agreed to the following procedures:

Any board member has the right and the authority to discuss problem or complaint with a property owner only, not the contractors or subcontractors. In the event of a conflict or disagreement, the board member will thereafter review the situation with the entire board. Thereafter, the board will determine further action and proceeds with same. This procedure will hopefully eliminate any ill feelings or fallout between the property owners and any individual members or the board.

Special Notes:

Review Open Meeting Laws as May 1 association meeting.

Reminder to property owners regarding new board elections to be at October 2nd association meeting.