

Thompson Draw II HOA April 6, 2011 Board Meeting

Members Present:

President: Dick Stitch

Treasurer: John Underwood

Secretary: Charleen Graham

Water Chairman: Mike Jandura

Road Chairman: Jim Graham

Safety: John Elessor (phone conference)

Members at Large: Jess Lee

Doug Mastin

Architecture Committee: Ken Knapp

The April 6th meeting was called to order at 6pm.

Old Business:

January Minutes: Due to the transition in the Secretary position, minutes were not available.

Treasurer's Report: John Underwood

Report was given and approved. John reported he was sending electronic receipts to help keep people better informed. Discussion took place regarding the need to break down the items/ expenses to help clarify budget for cabin owners.

Road Report: Jim Graham

Discussion took place on drainage issues and culvert installation. Suggestions for work day tasks were given.

Water Report: Mike Jandura

Discussion over the problem of frozen pipes due to excessive cold weather. Junction box was identified as the possible problem for the freezing. Further insulation will be installed at the May work day. Mike also reported that the power went out and froze the booster pump. Mike is looking into replacing association valves at Grey, Dawson and Finstad cabins.

Secretary Report: Charleen Graham

Work is continuing on the homeowners' directory. Emails were sent asking people for their updates. The directory will be finished and distributed at the May 7th work day.

New Business:

Discussion held on removing the old shed on Pumphouse Road. There was concern that it blocked road vision. It will be moved on May workday.

Kenny Knapp reported that the Grays (lot#49) had submitted plans for a garage and work had begun. The Blackwells (lot #50) submitted plans for a tree house.

Dick Stitch reported that he had talked to the fire chief about picking up our slash like they had done in the past. The fire department has the equipment but does not have the money. Also discussed was that the stacked up timber on the eastside of the development hasn't been burnt. A contract with Hellsgate for common area cutting is being worked on.

Discussion was held on putting association forms on the website and having the ability to download or email them to each other. Mike will investigate this more.

Menu for workday was presented by Ken. (burgers, hot dogs & brats) Charleen is to send out an email to check with people so we can get an approximate headcount.

John created a new form to help clarify who was representing each cabin on work day. It was decided to use the form.

It was suggested to have people rake up their pine needles before workday and stack them by the road. We will then haul them to the slash pit in trailers. It was suggested to try and get a price from the fire department for the future pickup of the needles/ slash.

Dick read emails he had received concerning the installation of an electronic gate. Discussion on the possibility of installing the gate took place. CCR's will be checked, bids will be sought, and information distributed to answer frequently asked questions at the May meeting.

Discussion took place on the need to have documentation for those who are not in compliance with the CCRs. Charleen and Dick will work on drafting a "friendly" form letter to those out of compliance.

The meeting was adjourned at 8:50.

Charleen Graham
TDII H.O.A. Secretary