

May 7, 2011 Thompson Draw II Cabin Owners Meeting

Meeting was called to order by board president Dick Stich.

Roll call was taken of the cabin owners by secretary, Charleen Graham.
There were 38 cabins represented.

Minutes of the previous board meeting had been distributed.
Ron Bishop made a motion to accept the minutes. Smith seconded the motion.
Secretary's minutes were approved.

Board members present were:

President - Dick Stich

Treas.- John Underwood

Water- Mike Jandura

Safety- Frank Elsesser

Roads- Jim Graham

Members at Large- Jess Lee and Doug Mastin

Architectural- Ken Knapp and Chris Beaupre

Secretary- Charleen Graham

A thank you to Ken, Kim and Billy Knapp was extended on behalf of the cabin owners for their willingness and hard work in preparing the hamburgers, hot dogs and brats.

Treasurer's report presented by John Underwood. Brief description of the format was given. He said he hoped the use of electronic invoices was helpful to everyone. He then asked for questions. Judy Fishman asked where the money for the new gate would be coming from. Explanation/ discussion of the fence would follow after other officers have given their reports. His report was accepted.

Road Chairman , Jim Graham, acknowledged the groundwork former chairman Jerry Smith had laid in the maintenance of our roads. He asked for cabin owners to let him know if they saw road work that needed to be addressed. He expressed appreciation for the work that cabin owners accomplished. This included: work on new culverts, removal of pine needles, clean up around pump house, stain applied to storage shed, shed moved to the pump house over the well-head, insulation of the junction box, removal of fallen trees in the draw, repair of west emergency exit, and repair of fence .

Safety report given by Frank Elsesser. He asked that emails be sent to him if people have safety concerns. Work was done on the emergency exit to the west of the property to make it more useable. Large rocks were moved and pruning was done to make it more passable. He encouraged people to be careful with the use of their quads. People were encouraged to properly train children in the use and safety of them. Helmets were suggested as safety precautions for young people. There were no reports of people leaving the gate open. Jerry Smith clarified what the presence of a red flag meant to cabin owners. There are to be no outdoor fires, chainsaw or charcoal use when the flag is being flown. Caution needs to be used by those who smoke. Ron Bishop brought up the issue of cattle grazing on the TDII property and the fence being cut. Rob O'Dell said the sheriff had been called but there had been no response. Comments were made that this is private land and the cattlemen did not have the right to cut the fence. Elsesser said he

would be contacting local officials to gain more information. Judy Fishman said the forest service took down the barbed wire fence around the boundary. Jerry Smith said a new animal control fence had been constructed near the new road and that the old fence was removed as a part of this process.

Water chairman, Mike Jandura reported that there were many frozen pipes during the past winter. Ron Bishop, Tom Blackwell and Chris Beaupre worked on insulating and repairing the pipes. Association valves that were replaced were Dawson, Webster, Finstad, and Grays. On the schedule for repair are the Flicks and Watts.

An old shed was placed over the well head to help insulate it. Tom Blackwell was thanked for the use of his tractor to move the shed.

Don Smith, TDII Vice President was absent. He was home caring for his ill wife, Gayle. Concern and well wishes for them were extended.

Member at Large, Jess Lee, expressed his opinion that the CC&Rs stated that the board did not have the ability to spend money on buildings or structures without the written consent of 75% of the cabin owners. His concern was over the installation of a new gate. Article 4 sec. 2 was read by Dick Stitch at the request of Doug Mastin. After reading the requested section, Dick referred to an additional section 2 paragraphs later that did not require a vote of cabin owners.

Discussion followed: Ken Knapp stated that if the gate was a new structure, 75% approval would be needed but that this was a replacement issue not needing the 75% approval. Jim Graham said that he has had to deal with the town of Paradise Valley which has a very rigid code. The sign at his church has been replaced twice and was viewed as replacement by the town rather than new structure. Judy Fishman commented that the exception portion occurs after the emergency paragraph. John Diana asked if the fence needed to be replaced? Judy Fishman expressed her opposition to an electronic gate as her experience had found them to be unreliable. Jerry Smith asked for a definition of what was a structure. Dick Stitch asked Doug Mastin to come up and explain the information handout on the gate and answer questions.

Melinda Stanton said people might be more against spending money on the gate without cabin owner approval.

A situation was reported by Doug where the sheriff had to walk in to his cabin as he did not have gate access. Chris Beaupre asked what a cantilever slide gate was. Doug said it has no wheels, basically failure proof and could be opened manually. Ken Knapp asked what kind of facilities use this type of gate. It is used on higher use facilities than ours. Bill Peterson expressed concern about children jumping on and riding the gate. It was stated that an automatic gate should not be ridden. Ken Knapp said that with the new gate children would not need to exit cars to open it. Doug said that gates have come along way in the 37 years he has been in business. He felt the gate would be good in icy conditions and for the safety of women at night. The question was then asked where the gate would be placed. There was concern that the present gate is currently located on forest property.

The cost of the solar gate being considered is \$7500 (maximum cost to the HOA). Transmitters would be sold for \$25 (actual cost is \$17). If a cabin owner does not want to purchase the transmitter, they can still manually use the current gate key to operate a key switch. The key switch will utilize the current gate keys. The question was raised that it was not in the budget to improve or replace the gate, so where would

the money come from? Also, what if it was struck by lightning? Doug said that the board that runs the system would then need to be replaced at cost. One of Doug's associates who lives in Tonto Village would be our emergency tech and only 10 min. away. It was reported that an 85 watt system would be able to run 7 days with 100 openings a day if there is low power due to lack of sunshine. If power does run out, the gate would open automatically until recharged. Fred Strohacker asked if the cost would come from the reserve fund. Dick Stich said the board was waiting for one more bid before a final decision would be made. He also reported that a number of cabin owners had offered to contribute donations to cut the cost of the gate to the community. He said additional donations would be appreciated. Electricity installation was too prohibited that is why the board was considering solar powered gates.

It was announced that there would be a board meeting Sunday morning at 9am. It is open to all the cabin owners. An informational vote was requested to inform the board on the owners feeling concerning the gate. There were 4 negative votes noted. This was informational and not a legal vote.

Carol Smith made an announcement that there would be people working on updating and revising the reserve fund to properly reflect the value of our assets. She asked for volunteers to help with the process. She said the reserve fund pays for the repair and replacement of things like the water system , bridges and roads. She wanted to warn the cabin owners that there may need to be an increase in their reserve fund dues in the fall.

Karen Lepin wanted to thank the board for being progressive and forward thinking.

Doug made a motion to adjourn the meeting at 6:55pm. Connie Beaupre seconded. Motion carried and the meeting was adjourned.

Submitted by: Charleen Graham - secretary