

## THOMPSON DRAW 2

### BOD MEETING

March 24, 2018

### *Unapproved minutes*

[www.thompsondrawii.org](http://www.thompsondrawii.org)

**In attendance:** Jim Graham, President. Dennis O'Donnoghue, Vice-President. Rob O'Dell, Secretary. Tom Blackwell, Treasurer. Bodie Ware, Bill Campbell

Board Members not in attendance: Jon Bishop, Mike Jandura, Tim Krieger,

Owners Present: None

#### 1. Call to Order and Quorum Established

#### 2. Approval of Sep. 4, 2017 Minutes

Motion made by Rob, seconded by Bill to approve the Sep. 4, 2017 minutes. Motion passed

#### 3. Projected Projects for 2018

Jim will get bids for the removal of a huge dead tree behind the Kearney and Webster cabins. This tree was moved out of the creek last year.

Pumphouse Rd. in front of the Blackwell cabin is in need of repair from heavy runoff last year. The BOD discussed installing a culvert, paving that section, or continuing to replenish gravel along that section. A motion to re-gravel the road was made and seconded by Bodie. Motion passed. A motion was made by Dennis to place boulders in the creek bed next to the road to mitigate the erosion of the road. Seconded by Bodie. Motion passed.

Replacement of water lines. Chris Beaupre advised our water lines, while old, are in good condition and recommends no action at this time. We will repair as needed.

Second exit. Firewise status requires a second exit from TD2. Our current emergency exit needs work to make it passable. Our Firewise coordinator was absent for this meeting. The BOD will ask Tim what the requirements are in hopes of achieving this status.

#### **4. Spring Informational Meeting**

Jim reminds owners the Spring Informational Meeting is not an official meeting of the BOD or community. There is no obligation for owners to stay during the period when the BOD presents information. The October Annual Meeting is official and The BOD encourages all owners to remain. The BOD reminds owners that any designated owner can make a motion to the Association for a vote during the Annual Meeting. A second is required and then discussion of the motion takes place prior to the vote. Anything less than a motion is just a discussion among the owners at that meeting.

#### **5. BOD Elections**

All BOD offices are up for elections during the fall Annual Meeting. We encourage all owners to consider running for the Board of Directors. Reminders of the election will be given in newsletters, website, Spring Meeting and emails. A motion was made by Bill to designate Dennis and Rob as the contacts for interested owners and creating the ballots. Seconded by Bodie. Motion passed.

#### **6. Brush Pickup**

The TD2 slash pile area will open again on April 1. Please make every effort to keep any and all slash off the roadway. The pile is limited to forest slash only. No lumber, plastic bags of slash or other trash permitted. The highway 260 slash pit has had some difficulty with staffing and may not always be open. Our slash pile may have to close from time to time due to the costs of using the county dump if the pit is closed.

#### **7. Financial Report**

Tom Blackwell reported the reserve fund has a balance of \$22,794.80 and a checking account balance of \$11,143.17. Tom advised that the cost of dumping our slash pile was higher than expected due to the Highway 260 Slash Pit not being open on a regular basis. This caused our slash having to be dumped at the landfill which increased costs. Should this continue to be an issue, dues may have to rise to cover the additional costs. Jim asked if the balances reflect the money spent on the additional water tanks. Tom advised the balances are after that expense. Bodie recommended the BOD emphasize to the owners more clearly when the Association dues are due. He believes there is some confusion. The dates are in our Bylaws, and the BOD will talk of this at the Spring Meeting.

#### **8. Policy for CC&R and Bylaw Violations.**

Jim presented a policy for the BOD and owners to follow concerning any CC&R or Bylaw violations that may result in monetary penalties. After discussion and revisions, a motion was made by Bill to accept the policy. Seconded by Bodie. Policy passed. The policy will be posted on the Website and available during the Spring Meeting.

**9. Spring Workday**

Projects include removal of downed trees in common areas; repainting of newspaper box and creek depth marker pipe; refinishing, cleaning and organizing storage shed and fire pit shed and repairing the firepot.

**10. Reports**

Jim requested committee heads to present a report at the Spring Meeting.

**11. Adjournment**

A motion to adjourn was made by Bill and seconded by Dennis. Passed unanimously.

Recorded by Rob O'Dell, Secretary