

Thompson Draw II 2021 Fall Board Meeting Minutes

The meeting was called to order by the President at 3:35 p.m.

James Graham	X	Tony Harris	X	Bill Campbell	X
Tom Blackwell	X	Bodie Ware	X	Doug Heintz	X
Linda Watts	X	Scott Chamberlain	X	Brent Smith	X

Visitors: Keith Troxler, Beth Troxler, Nina Jaleeli-Harris, Doug Mastin

Tony made a motion to approve the proposed meeting dates below for 2022, Bill 2nd the motion. Vote was unanimous to approve.

- Spring Board Meeting – March 26, 2022 – 10:00 am – TD2
- Spring Workday/Potluck/Information Meeting – May 7, 2022
- Fall Board Meeting – Saturday, August 27th, 2022 – 10:00 am – TD2
- Annual Meeting and Fall Workday – Saturday, October 1, 2022

Financial Update – Tom Blackwell

Tom distributed copies of the 2021 budget and year to date spending. He also provided a proposed 2022 budget. Bodie made a motion to accept the proposed 2022 budget and Tony 2nd the motion. The vote was unanimous to approve.

Address Jon Bishop traffic complaint

This topic was discussed at length and included a review of the various complaints, current CC&Rs and Bylaws, options available for enforcement and possible deterrents. The Board concluded the existing rules in our CC&Rs and Bylaws do not define a process for the Board to enforce while providing appropriate due process. As a result of this discussion, the Board agreed to take the following actions:

- 1) Performed an immediate review of CC&R “**Article IV, Section 1, Paragraph H Speed Limits**”, and proposed an amendment to be voted on at the 2021 Annual Meeting
- 2) Assigned a sub-committee to review current CC&Rs and Bylaws and provide recommendations for improvements at the 2022 Spring Board meeting to be voted on at the 2022 Fall HOA Owner meeting

TDII CC&Rs and By-laws

It was determined after discussion that the TDII CC&Rs and By-laws need to be reviewed and probably updated. The last small updates were in 2016 and 2009. Bodie shared the legal process that is required to update the documents and when a lawyer would be required. It was determined that a subcommittee of the board would review the documents and suggest updates. These updates would be reviewed, discussed, and voted on by the board at the 2022 Spring BOD meeting. Then the board approved changes would be presented and voted on at the 2022 Fall HOA business meeting by all voting owners.

Heater for water pump

Bodie made a recommendation that a 9000 BTU mini-split with heat pump be purchased to replace the current space heaters that must to be manually turned on and off. The cost will be \$600-800 to purchase the unit. Bodie and others offered to complete the install. The heat pump is rated down to -10 degrees F. Linda made a motion to purchase the new heater, Brent 2nd the motion and the board unanimously approved.

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Spare Pump for Well

Bodie presented his research on buying and installing a new well pump. The pump is down in the well and not a booster. No one could determine when or if the pump had ever been replaced. Lead time on a new purchase would probably be a 6 month wait. The cost for the equipment only is currently \$1600. Doug made a motion, 2nd by Bill to use available operating funds to purchase the new well pump. The board unanimously approved.

Annual Meeting Agenda

Linda will draft the fall HOA meeting agenda and distribute to the board for approval. Once the board has approved, the agenda will be published on the TDII website.

TDII Fall Workday

Scott will take the role of workday chairperson assisted by Bill. With the substantial and multiple rain and hail storms, much of the work will revolve around roads and ditches.

John Diana will again be our deep pit barbeque master. As in the spring and with the current Covid status, each family should bring their own sides.

Nina Jaleeli volunteered to provide coffee and yummy bites for our energy for workday.

Ramada Structure

Bodie did not have any costs available as the price of lumber for a ramada would be extreme at this time. Bodie did ascertain that a permit would be required from Gila County for a 20' X 40' structure at a cost of \$500. Gila County also requires a commercial licensed builder as the structure will not be on an individual's person's lot. Bodie will work with Doug Mastin to determine options for commercial contractors and provide a report at the 2022 Spring BOD meeting.

Road Update

Keith Troxler and Scott Chamberlain updated the board on the status of the roads. Much of the storm damage has been repaired, but more work is required. Scott will order 15 tons of ¾" red select for the roads. Current culverts may need to be reworked or replaced.

Water Update

Bodie Ware discussed with a plumber and determined it was best to install a whole house surge protector on the electric service panel. This should protect us from future brown outs or electrical spikes, such as the one that blew the main pump capacitor during a recent power outage. Bodie presented an estimate from Wildwood Electric for \$250 for parts and labor. The Board agreed to the improvement which will be paid for out of the 2021 Water budget.

Safety & Security Update

Bill Campbell presented information on the second emergency exit for TDII. Currently it is in very rough shape and would not be passable by many vehicles. The main concrete crossing sustained substantial damage as the storms washed many large boulders and pieces of cement downstream. For safety reasons, this will not be worked on during our fall workday.

Website

Bodie currently gets many requests for access to our Facebook page. To keep our FB page for TDII owners, requests from new members are required to enter lot number and their relationship to cabin owner, and must be approved by the FB admin. The Board agreed with this approach.

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Architecture Update

Linda Watts stated there are currently no open architectural requests. Jim stated he knew of one that would be submitted.

Adjournment

Jim adjourned the meeting at 5:14 p.m.