

## **Monday, September 4 Board Meeting Minutes**

**Location – TDII – Graham Fire Pit**

**Call to Order – 9:00 AM**

**Present:** President: Jim Graham  
Vice President: Dennis O'Donnoghue  
Treasurer: Tom Blackwell  
Road Chairman: Tim Krieger  
Safety Chairman: Bill Campbell  
Member at Large: Jon Bishop  
Member at Large: Bodie Ware

**Absent:** Secretary: Rob Odell  
Water Chairman: Mike Jandura

**No Guests in Attendance**

**Meeting Dates October 7, Fall Workday and Annual Meeting**

- **Board Meeting - October 8, at TDII if Needed**

### **Financial Report**

Checking Account Balance: \$12,514.38  
Reserve Fund Balance: \$30,547.91

### **Updates on Current Projects**

- **Siding of Pump House**  
Siding has been completed and concrete retaining curb has been installed.
- **Installation of Water Tanks**  
ADEQ has approved the installation of the two additional tanks. Central Arizona Pump will be installing the tanks. They will be visiting to determine what we may need to do in relationship to our fence and LP tank.

Bill Campbell moved and Dennis O'Donnoghue seconded a motion to fund the entire pumphouse project from our Reserve Fund. This motion was unanimously passed.

- **Spillway Repair and Removal of Tree**  
Levi Brownlee will begin work on Tuesday, September 5.

Jon Bishop moved and Bodie Ware seconded a motion to fund this work from the Reserve Fund. This motion was unanimously passed.

- **Road Repair in front of Blackwell**  
A temporary fix of this will be addressed by adding additional granite to the road. There are funds to complete this in the Road budget. Bill Campbell asked that a more permanent solution be addressed in next year's budget.

- **Culvert replacement by the Watts cabin.**  
There is enough in the road budget for this work to be completed
- **Removal of trees in front of Schlecks**

### **Fall Work Day**

- **Road Chair, Tim Krieger will coordinate work and workers.**
- **Bodie and Laura Ware will provide coffee and donuts.**
- **Scope of Work**  
A number of projects were suggested and board members are encouraged to communicate with Tim of any additional concerns that need attention.

Clarification: Discussion related to penalties for cabin owners who do not attend. Consideration will be given to those who cannot attend because of emergencies or health as well as those who contribute significant time and resources to our community at other times.

- **BBQ**  
Lorry Chapman will be in charge and has consulted with John Diana regarding details. Melinda Stanton will coordinate set-up and clean-up.

### **Annual Meeting Agenda**

- **CCR Amendment**  
The Amendment regarding Article IV, Section 1, Paragraph C. "Trailers, Motor Vehicles and Temporary Occupancy has been sent into Secretary Rob Odell. This is to be published in accordance to our CC&Rs so it can be on the October agenda.
- **Reports**  
The following reports need to be presented at the board meeting. Roads, Water, Safety, and Architectural.
- **Other:**  
Explanation related to the Emergency Gate Code  
Brush Pickup – Clarify what qualifies for pick-up and what does not.

### **Impact Fees**

Bodie Ware moved and Bill Campbell seconded a motion that our secretary publish and post the fee schedules that have been established so that Cabin owners are aware of all potential fees and penalties. This motion was unanimously passed.

### **ARC Committee Charter Review**

Jon Bishop moved and Dennis O'Donnoghue seconded a motion to table this Review. This motion was unanimously passed.

## **Water Report**

The board requests quarterly reports on our water quality, water usage, and the results of water levels after the sounding of the well.

In addition: After the recent leak due to the bottom seal failure to our pressure pump, the pressure gauge leak, and the chlorine level, the board realized the need for being better informed as to the working of our water system. A list of details is being requested from Water Chairman, Mike Jandura and our Water Operator, Chris Beaupre.

## **Roads**

Tim Krieger documented the amount of work that has been done this year. This will be included in his report to Cabin Owners.

## **Safety**

Bill Campbell reported on concerns related to clearing the wash, the emergency code, and 2<sup>nd</sup> escape route.

**At 10:20 am, Jon Bishop moved and Bill Campbell seconded a motion to adjourn. Motion carried.**