

## **THOMPSON DRAW 2**

### **BOD MEETING**

**March 27, 2017**

#### ***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.

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

Owners Present: None

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

**2. Spring Work Day, May 6, 2017**

Work day begins at 9:00am. Coffee and donuts available at 8:30am. Bill Campbell will coordinate the work day activities. Thinning, raking, storage shed refinishing, and culvert replacements will be some of the activities.

**3. Impact Fee Report**

Tabled until a review of the HOA penalty chart is complete. (item open)

**4. Blue Stake**

Blue Stake services are not available for TD2. It remains the responsibility of each owner to make every effort to discover where their water lines are prior to digging.

**5. CC&R Amendment**

Bodie Ware presented for the Boards consideration, a draft amendment change to Article IV, Section 1, paragraph C, Trailers, Motor Vehicles and Temporary Occupancy. This amendment would permit RV's to be stored and maintained on an owner's lot. The Board would like to see the amendment as it would be presented to the Owners. One item the Board would like to see included is that the RV must be in an operational condition while on the property. (item open)

**6. Architectural Committee Charter Review**

Item tabled. The Board recognizes this item has been open for some time and will be closed during our next meeting.

**7. Brush Pickup**

The scheduled brush pickups has been working well. However, the slash pit on SR260 has been closed due to lack of volunteers to staff it properly. If this continues, brush will have to be taken to the county dump off SR87 which will increase cost to us. We will reassess this service after the spring workday.

**8. Financial Report**

Tom Blackwell reported the reserve fund has a balance of \$29,172.91 and a checking account balance of 13,196.56. Two Owners were advised of overdue fees. One paid up in full and the other is disputing the amount. Tom will continue to work on this matter. A motion to approve the report was made, seconded, and approved.

**9. Architectural Proposal**

Plans were submitted to the Board for an addition to a cabin. Tom made a motion to send the plans to the ARC Committee with a request to them that they try to have the review completed by April 15<sup>th</sup>. The motion was seconded by Bodie. The motion passed unanimously.

**10. Water report.**

None

**11. Roads**

Tim Krieger is not going to step down. He has been doing an excellent job on our roads this winter. There is erosion across Pumphouse Road near the Blackwell cabin that will be addressed in Spring. Since this is a recurring problem, we will get a bid for installing a culvert in that area. The cement causeway across the creek is in need of attention due to runoff. Dennis and Bodie will investigate to see what needs to be done.

**12. Safety**

There is major debris blocking the creek behind the Kearney cabin which has diverted the flow of water. Heavy equipment may need to be employed to remove it.

Our emergency exit is in need of work.

Firewise- Jim met with Hellsgate Fire Department concerning an onsite water source for fighting fires within our community. This is a requirement for gaining Firewise status for TD2. Installing one or two more water tanks was discussed. Dennis will investigate the cost of tanks and installation.

**13. Website.**

Nothing new to report.

**14. Misc.**

Rob reported that the CC&R amendments passed at the 2016 Annual Meeting have been recorded.

Doug Mastin reported the batteries operating our gate have passed their life expectancy date. Although they are working well, Jim advised him to replace them when Doug felt it best to do so.

Rob will attempt to make the Facebook site more user friendly. Some posts are not appearing as they should be.

**15. Adjournment**

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

Recorded by Rob O'Dell, Secretary