**THOMPSON DRAW 2**

**“Unapproved” 2018 ANNUAL MEETING MINUTES**

**October 6, 2018**

www.thompsondrawii.org

**Roll Call** – 29 of 47 owners present, establishing a quorum.

**New Owners**

Jim introduced two new cabin owners, Scott and Lisa Chamberlain who bought Polly Turners cabin and Chad and Barbara Allen who bought Judy Fishman’s cabin

**President’s Comments**

Jim Graham thanked the departing Board members Rob O’Dell, Mike Jandura, and Tim Krieger for their service to our Thompson Draw II community.

The TD2 Penalty Schedule is posted on the website. Reminded owners that we place community ahead of HOA. If you see an issue in our community, speak to the owner first before bringing it to the Board.

The speed limit in TD2 is 15 MPH.

Explained reasons for recommending the dues increase.

See Jim or Tom Blackwell for gate keys and remotes. Keys are $10 and remotes are $25.

Reminder to fill out Arch. Forms for any outside work on your cabin.

Reminded owners to winterize their cabins when they leave in the winter. Drain lines and traps and use septic safe antifreeze such as RV antifreeze. Improperly winterized cabins could result in a leak that would put our pump and water system at risk of failure.

Jim Graham expressed gratitude for the great job our chefs, Kenny Knapp and Doug Heinz, did with the pit bar-b-que and to all the folks that helped set up the serving area. Extra meat will be sold at $5 a bag.

Thanks to Keith Troxler for thinning the upper loop road.

**Work Day Report**

Dennis O’Donnoghue complimented all for a good effort removing slash from the common areas. Five large loads of slash were taken to the slash pit. Additional thanks to the women who refinished the storage shed.

**Slash Pile**

The TD2 slash pile will close January 1, 2019 until April 1, 2019. The Gila County slash pit is closed often during the winter, necessitating our slash being hauled to the County dump which is costly to our community. The Board chose to close our slash area in order to remove that expense.

**Please remember:**

All slash must be cut into 4 foot or smaller sections

No logs larger than 6 inches in diameter

Only natural slash…no construction or milled wood

Keep slash off the roadway and away from trees

**TD2 Directory**

Rob O’Dell is constantly updating the TD2 Directory. Any changes to your address or phone numbers need to be sent to Rob at odellrob@hotmail.com.

**Website**

Our website is up to date and contains minutes, forms and current information about our community. Please visit [www.thompsondrawii.org](http://www.thompsondrawii.org) regularly for updates. TD2 also has a Facebook page that is open for comments and information. Bodie Ware has been very good at providing weather and road updates during the winter on Facebook.

**FireWise status.**

TD2 has done a remarkable job working toward “FireWise Community” status. One major requirement for this status is a second exit from TD2. The original exit near the Diana cabin was obstructed when the highway was widened. Our current second exit near the Jandura cabin on Draw loop has been worked on by Keith Troxler, but does not yet meet the standard and would be difficult for anything other than 4WD or high clearance vehicles to use. The Board will continue working on this issue with the Forest Service. Until then, the Board encourages all owners to continue to maintain their properties in accordance with the FireWise criteria.

**Architectural Committee Report**

ARC member Sharon Blackwell stressed the importance, especially to our new owners, of filling out the Arch. Forms for any outdoor projects. The forms and instructions are available on the TD2 website. She reminded owners that the County has their own requirements and encouraged owners to obtain permits, if required, prior to submitting plans to the ARC committee.

**Road Report**

The roads are in overall good condition.

**Water Report**

Bodie Ware is our new Water Chairman. He informed the owners that our system is considered a “public system” by the State and requires monthly testing. Chris Beaupre is our certified “Water Operator” and responsible for getting these samples in. Mike Jandura has been helping him get the samples to the lab. All other operations of our water system belongs to the community, overseen by Bodie. The system is working well and the well depth was measured at 130 feet, which is very good.

**Safety Report**

Bill Campbell reported there were several bear sightings this spring and summer. A bear was captured in Tonto Village and in TD2 as well. We are all aware of some owners who put food and water out for the animals. This action encourages the animals to enter TD2 which may have unintended negative consequences someday. It is recommended owners do not place food out for animals and secure all trash.

**Election Results**

The proposal to increase the TD2 yearly dues $50 per year passed. 30 owners voted “yes” and 6 owners voted “no”. Beginning in 2019 the yearly dues will be $300. The Reserve Fund amount of $125 remains the same.

All owners who ran for office were elected. There were no contested positions. The 2019 TD2 Board of Directors will be:

President- Jim Graham

Vice President- Dennis O’Donnoghue

Treasurer- Tom Blackwell

Secretary- Linda Watts

Road Chairman- Keith Troxler

Water Chairman- Bodie Ware

Safety Chairman- Bill Campbell

Members at Large- Jon Bishop and Brent Smith

**Treasurers Report**

Tom Blackwell reported balances of TD2 accounts and presented the 2019 Budget based on the dues increase.

Don Smith made a motion to approve the 2019 Budget, motion seconded by Ron Bishop. Motion passed.

**Q and A Session**

None

**Adjournment**

Motion made by Doug Mastin to adjourn the meeting. Motion seconded by Dick Stich. Motion passed.

Recorded by Rob O’Dell, Secretary TD2