

# Thompson Draw II 2023 Fall Board Meeting

## Agenda for August 26, 2023 Board Meeting

### Call to Order and Roll Call at 10:00 a.m.

James Graham	<u>  X  </u>	Tony Harris	<u>    </u>	Tom Blackwell	<u>  X  </u>
<del>Andrea Willcox</del>	<u>    </u>	Mark Novak	<u>    </u>	Dwain Hellickson	<u>  X  </u>
Scott Chamberlin	<u>  X  </u>	Linda Watts	<u>  X  </u>	Doug Heintz	<u>  X  </u>

**Visitors:** Charlene Graham, Keith Troxler, Kenny Knapp

Jim Graham announced that Andrea Willcox has formally resigned as the TDII secretary. Jim appointed Linda Watts to take meeting minutes for the TDII BOD meeting. A new secretary will need to be appointed soon. It is one of the three required board member positions that must be filled per our CC&Rs.

### 2024 Schedule

- Spring Board Meeting – April 13, 2024 – 10:00 am – TD2
- Spring Workday/Potluck/Information Meeting – May 4, 2024
- Fall Board Meeting – Saturday, August 31, 2024 – 10:00 am – TD2
- Annual Business Meeting and Fall Workday – Saturday, October 5, 2024

A motion was made by Linda Watts, 2<sup>nd</sup> by Doug Heintz and unanimously approved by the board on the 2024 TDII meeting dates.

### • Financial Update – Tom Blackwell

- Tom presented the 2023 year to date budget and spending as of July 31, 2023. Tom also presented a TDII 2024 Budget. Due to the cost of almost everything increasing in price and 2023 overruns, Tom made a motion, 2<sup>nd</sup> by Scott and approved unanimously by the board to increase yearly dues by \$50 per cabin payable in two \$25 increments with the usual HOA dues payments. This will also have to be approved by the owners at the fall meeting. The 2024 budget to be presented will reflect this increase.
- Doug suggested that we put some of the reserve money into a higher yielding tool. He asked for input from Kenny Knapp who is a financial planner. After discussion it was decided that Tom will talk to the bank to see what is available. Scott made a motion, 2<sup>nd</sup> by Doug and approved unanimously by the board for Tom to put some or all the reserve money into a higher yielding tool that will allow TDII access to the funds if an emergency arises.

### • TDII Fall Workday

- Jim appointed Doug Heintz as the workday supervisor.
  - Doug will prioritize workday duties.
- John Diana was assigned potluck coordinator/chef.
  - John had floated the idea of having rib eyes and chicken kabobs this fall workday. The board approved. Linda volunteered to send out an Evite to all owners to get a headcount and selection from owners.
- Nina Jaleeli-Harris was volunteered to make coffee and bring morning goodies.
- Tom will collect dues the morning of the fall workday and Linda was assigned to the sign-up sheet and to get updates to the TDII Directory.

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- **Safety Update** – Mark Novak was not present to present. No attendee had anything to report.
- **Road Update – Scott Chamberlin**
  - Scott presented that to do all the roadwork required would necessitate a \$20,000 budget next year which would equate to a \$500 assessment on each cabin. That idea was not approved. Instead, the Road chairperson will have additional funding for 2024 that will come from increased HOA dues.
  - An option that will save TDII owners money is to have a company come and drag and drop gravel followed by owners who would rake it out. Be looking for a request for help with this in 2024.
- **Water Update – Dwain Helickson**
  - Dwain has expeditiously repaired numerous water leaks this year as well as taking care of our water system and switching generators manually when required.
  - Dwain requested instead of paying for a plumber to come and repair leaks he would be willing to continue doing that and asked that his HOA dues and special assessment fees be covered by being the TDII HOA plumber.
  - After much discussion and a review of the CC&Rs the board voted unanimously to accept Dwain's request. The speed of service that Dwain offers us and the cost of just two plumbing calls, plus his knowledge of the TDII water system makes this a very favorable solution to TDII owners.
- **Website and Facebook** – Tony Harris was not present to present. Tom stated that the website fees had increased this year.
- **Architecture Requests Update**
  - Jim brought up an outstanding issue with the garage color of an owner. The architecture request was for the garage color to be brown with a green roof. The current color is green with a green roof. No formal vote was taken.

### Adjournment

- Scott made a motion, Linda 2<sup>nd</sup> and a unanimous vote was taken to adjourn the TDII BOD fall meeting at 11:37.