

# Thompson Draw II Spring HOA Board Meeting Minutes

## 11 April 2020

Jim called the meeting to order at 10:03 a.m. and attendance was taken.

Jim Graham	X	Dennis O'Donnohue		Bill Campbell	X
Tom Blackwell	X	Keith Troxler	X	Brent Smith	X
Bodie Ware	X	Linda Watts	X	Jon Bishop	

**Visitors:** Doug Mastin

- **Meeting Dates - approved**

- Spring Board Meeting – April 11th – 10:00 am – Teleconference
- Spring Workday/Pot Luck/Information Meeting – ~~Saturday, May 4~~ cancelled COVID -19
- Fall Board Meeting – Saturday, September 7 – 10:00 am – TD2
- Annual Meeting and Fall Workday – Saturday, October 5

- **Financial Update**

Tom stated the TDII Reserve fund has \$36,367.80 and the Operating fund has \$16,338.80 once the \$600 check for slash removal is cleared.

- **Spring Work Day**

- It was discussed and voted on that the Spring workday and potluck will be cancelled. Keith made the motion and Bill seconded it. The vote was unanimous. Currently there is no indication when COVID -19 physical distancing requirements might be lifted.
- Since there is no workday, there will be no fines for not attending.

- **Supplemental workdays**

- Since the spring workday is cancelled, the BOD with Bill Campbell as the lead will keep a list of items that need to be accomplished around the Draw. The board has a starting list, but contact Bill to request items be added to the list if you don't see those items listed on the website. Also notify Bill when you or a small group of owners have completed a task.

- **Water operating expenses**

- Water testing is required by Arizona state law to be completed every month. Bodie made a motion to pay Chris Beaupre a one-time payment of \$250.00 to compensate Chris for his expenses. Chris is the main person who comes up monthly and takes the water sample and delivers to the testing authorities. Bodie made the motion and Linda seconded it. The motion was unanimously passed.

- **Water pressure TDII uphill**

- Last year the pump was running all the time. It was determined that the pressure was set too high and therefore the pump never quit running. This caused electrical expenses to drastically increase. So, the pressure was set lower so the pump would not run all the time and probably burn out quickly. This caused a low water pressure at some cabins uphill. Bodie is working to get Central AZ or another contractor to come back out so this issue might be permanently resolved. We are having some issues with getting Central AZ to come back out to TDII. Bodie and Bill will work this issue.

# Thompson Draw II Spring HOA Board Meeting Minutes

## 11 April 2020

- **Road in front of Blackwell's – permanent solution**
  - A contractor said culverts will not work as the grade in the draw and across the road is not steep enough.
  - It was decided that water flow can be slowed down by creating some barriers by putting boulders across the draw up from the crossing.
  - Larger granite will also be added to the road in that area with hopes that it will not wash out like the smaller granite does.
  - If cabin owners are doing any construction and have large rocks or manageable boulders that might be used in this effort, please contact Bodie.
- **Fencing around TDII**
  - Doug Mastin provided a rough order of magnitude estimate to enclose all of TDII with a 4-foot-high, 4 run barb wire fence. It was estimated that the approximately 9000 feet required would cost between \$30,000 - \$35,000, most of the cost being labor. Barb wire fencing is the lowest cost material we could use. Bodie made a motion, seconded by Linda to consider fencing in all of TDII based on the estimate. The motion was unanimously defeated.
- **New BBQ cover**
  - Doug Mastin has volunteered to make a galvanized tube and sheet metal cover for our BBQ pit. Thank you Doug.
- **Gate Update**
  - Just an FYI - Doug notified the board that the battery for the gate is on its 8<sup>th</sup> year and that batteries in Phoenix on commercial accounts generally last only 18 months
- **Website update**
  - Bodie had no new updates on the website at this time. He is still investigating other website hosting platforms with additional functionality at a lower cost.
- **HOA Officers and Elections**
  - Linda volunteered to lead the nominating committee.
  - At the fall meeting the HOA will vote on BOD positions. All positions are open to any cabin owner who would like to run for office.
  - All board members in attendance stated they are willing to continue serving TDII on the board. Linda will contact Dennis and Jon to ask if they are planning to run again.
  - Linda will send an email inquiring who might be interested in being on our board. Then at least 30 days before the fall meeting, Linda will publish a ballot of all positions and all candidates.
- **Blattner Slash Pit on 260**
  - Bodie informed the board by email that on the contractor's 6<sup>th</sup> trip to the Blattner slash pit, the contractor was turned away and brought the slash back to TDII. Someone had complained to the sheriff's department about lack of physical distancing.
  - At this time, the board has no idea if or when the Blattner pit might reopen.

## **Thompson Draw II Spring HOA Board Meeting Minutes**

### **11 April 2020**

- The only course the board has at this time is to wait a week to see if Blattner reopens. If it doesn't TDII will have to pay extra to have the slash hauled over to the county dump on 87.
- Bodie made a motion, seconded by Tom to have the slash removed and the slash pit CLOSED until further notice and have fines to those who do not follow the rules. It was unanimously passed.
- Once closed the sign will go up that the TDII slash is closed and tape will be put up around the perimeter. This information will be posted to the TDII website, TDII Facebook page and Doug Mastin volunteered to laminate notices and post at the front gate information board and other areas in TDII.
- The board also voted to fine anyone that dumps slash when our slash pit is closed, as this has been an issue every year in the past.
  - A cabin owner will have one week to remove the slash or be fined.
    - Minimum fine \$50
    - Maximum fine would be the cost to have a contractor come in and remove what was dumped.
- **Meeting was adjourned at 11:45 a.m.**