

Thompson Draw II Spring HOA Board Meeting Minutes

12 September 2020

Jim called the meeting to order at 10:01 a.m. and attendance was taken.

James Graham	<input checked="" type="checkbox"/>	Dennis O'Donnoghue	<input checked="" type="checkbox"/>	Keith Troxler	<input checked="" type="checkbox"/>
Tom Blackwell	<input type="checkbox"/>	Brent Smith	<input type="checkbox"/>	Bill Campbell	<input checked="" type="checkbox"/>
Linda Watts	<input checked="" type="checkbox"/>	Jon Bishop	<input type="checkbox"/>	Bodie Ware	<input checked="" type="checkbox"/>

Visitors: Tony Harris and Nina Jaleeli-Harris

- **Meeting Dates for 2021**

- The following proposed meeting dates were approved. A motion was made by Bill and seconded by Bodie. The motion was unanimously approved.
 - Spring Board Meeting - March 27th – 10:00 am – TD2
 - Spring Workday/Pot Luck/Information Meeting – Saturday, May 1st
 - Fall Board Meeting – Saturday, September 4th – 10:00 am TD2
 - Annual Meeting and Fall Workday – Saturday, October 2nd

- **Financial Update**

- Jim Graham presented the 2020 budget report and 2021 proposed budget provided by Tom. The Board approved the proposed 2021 budget. The motion was made by Bill and seconded by Bodie. The motion was unanimously approved.
- See water report for additional 2020 expenditure for water pump from operating funds. The motion was made by Keith and seconded by Bodie. The motion was unanimously approved.

- **Fall Work Day**

- A motion was presented by Keith and seconded by Bodie to have a fall workday. The motion was unanimously approved.
- Physical distancing will be practiced. The no show workday fine will be waived this time.
- Owners will meet at 8:00 to sign in and all will start working at 8:30. There will be NO coffee and donuts this time. Bodie volunteered to coordinate the workday and will be handling assignments as people are ready. This should help limit the amount of people signing in and paying their dues in close proximity.
- A bring your own meal will be at 4:00 at the pumphouse. The annual meeting will start at 4:30. If possible, please bring your ballots in the morning if you haven't already sent them in. Voting is for board of directors and for the 2021 budget.

- **Slash pit** - Linda made a motion, seconded by Bill, to immediately open the slash pit in the current location with regular monthly pickups, with the exception of the pit being closed when the Blattner pit is closed. The motion was unanimously approved. Bodie volunteered to order signs for the slash pit to limit the area. This will keep the slash pit from becoming a huge unsightly mess. If the pit is full, the signs will be put up for slash pit closed until the area is cleared.

- **Log Splitter** -Was discussed and the board decided to table the matter at this time.

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- **Reports**

- **Architectural Board** - there were no open issues and no report at the meeting. Jim will be individually contacting the three arch committee members about the role of the ARC with changes that were made to the CC&Rs a few years back and being governed by Gila County requirements.
- **Water Chairperson - Bodie Ware** – There are several places in TDII where the water pressure is very low at times. Most of these seem to be uphill. Bodie and a person from Central Arizona Supply measured water pressure at the pumphouse and various locations. It measured from 50 all the way down to 11. We had previously tried to fix the issue by increasing the pressure from 75 to 80, but then the pump ran continually. After Bodie presented all the findings and recommendations, Keith made a motion, seconded by Dennis, to purchase a new 120 PSI pump using available operating funds. The motion was unanimously approved. The new pump will be the primary pump and the current pump will be the backup. Bodie will immediately order the new pump as lead times for delivery are a minimum of 6 weeks out.
- **Road Chairperson - Keith Troxler** – All the roads are in pretty good condition. There was less traffic this year and Keith has continued to maintain the roads during the year.
- **Safety Chairperson – Bill Campbell** – APS is and will be cutting trees in TDII. They will chip and removed the branches, but not the main trunk. A work group will create a plan to safely remove the cut tree trunk pieces within TDII. There are two new dead trees on common area between the Heintz's and Watts'. Linda will contact APS about having them cut down as they are close to power lines.
- **Website Administer** – there was no report and no issues at this time.

- Dennis made a motion, seconded by Keith to adjourn the meeting at 11:57. It was unanimously approved.