

THOMPSON DRAW 2
UNAPPROVED 2017 ANNUAL MEETING MINUTES

October 7, 2017

www.thompsondrawii.org

Roll Call – 31 of 47 owners present, establishing a quorum.

Treasurers Report

Tom Blackwell reported balances of TD2 accounts and presented the 2018 Budget. Don Smith made a motion to approve the 2018 Budget, motion seconded by Tracy Shewak. Motion passed.

President's Comments

Jim Graham lauded the TD2 Board of Directors and the ARC Committee for all the hard work this group does for the community.

The TD2 Penalty Schedule is posted on the website.

The speed limit in TD2 is 15 MPH. Board members are getting complaints of speeding on our roads which kicks up a lot of dust.

2016 Annual Meeting Minutes

Motion to approve the 2016 Annual Meeting minutes was made by Keith Troxler, seconded by Dick Stich. Motion passed.

Work Day Report

Bodie Ware complimented all for a good effort removing slash from the common areas and working on the roads.

Jim Graham expressed gratitude for the great job our chef, Lorry Chapman, did with the pit bar-b-que and to all the folks that helped set up the serving area.

Jim Graham welcomed our new owners, Mary James, Michele Engelen, and Mark Novak.

Gate

A new gate was installed by Phoenix Fence. Jim thanked Doug Mastin and Phoenix Fence for the outstanding job they have done maintaining our gate. Keys and remotes are available through Jim Graham.

Slash Pile

The regular pickup of the slash pile has been a success. Thanks to Bill Bohi for the great job he has done. Bill requests that slash be cut into pieces no larger than 4 feet and that slash not be piled against trees to prevent tree damage. Additionally, there has been construction debris and trash, such as water bottles, in the pile. The Payson Slash Pit personnel have advised that if this continues, they will ban TD2 slash from being deposited there. Jim urged all people to be extra cautious about what they place in the pile.

TD2 Directory

Rob O'Dell is updating the TD2 Directory. All Owners will be emailed a copy soon. Any changes 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 regularly for updates. TD2 also has a Facebook page that is open for comments and information.

CC&R Amendment Proposal

The proposed amendment to Article IV, Section 1, Paragraph C, did not pass by the required 75%. 36 of the 47 cabin owners voted. 7 voted yes and 29 voted no.

Improvements and Upgrades

Jim reported that several culverts have been replaced, the spillway has been repaired and improved, and the large tree blocking the creek behind the Kearney cabin has been moved to the side and will be removed as soon as feasible. At the pump house, new siding and door have been added, vastly improving the appearance and security. Two new water tanks have been ordered and will be installed upon arrival. This will improve water storage for TD2 and provide additional water for fire protection, thus bringing TD2 closer to a "Firewise community". The other requirement for the "Firewise" 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 does not yet meet the standard.

Architectural Forms

Jim reiterated that the ARC form needs to be submitted prior to any work being performed on the exterior of any cabin or lot. Jim thanked the ARC Committee members for their great work.

Road Report

Tim Krieger has been doing an outstanding job. He repaired our road smoothing equipment and has dragged the roads and coordinated several culvert replacements and runoff ditch repairs.

Water Report

Mike Jandura reports the system is running fine. Jim related the booster pump suffered a leak and commended Mike and Chris Beaupre, our water coordinator, for their great work on the system.

Safety Report

Bill Campbell was absent.

Q and A Session

Linda Shewak asked what, if any, criteria is used to determine who is exempt from paying the \$100 penalty for not attending workday. Jim advised that things such as medical emergencies or personal tragedies are examples of exemptions.

Keith Troxler asked if the leftover meat will be sold. Jim advised that it is available at \$5 a pound.

Mary James asked if consideration has been given to fence the TD2 property to keep the cattle out. Jim advised the vast majority of fence around TD is old Forest Service fencing and that to fence TD2 would be a very expensive proposition. TD2 has not yet considered fencing our property at this time. Judy Fishman stated that due to the Forest thinning project last year, there is a 2 year recovery period in which cattle should not be in the area.

Mary James advised that if Verizon receives enough complaints/requests about our subpar reception that they would consider placing a tower nearby. You can do this by phone or on their website. Ron Bishop advised that the tower that was supposed to be built at the Tonto Village fire station became moot when the station went well over budget, and there was some disarray within the Hellsgate Fire Department. A new Chief has been appointed and perhaps the subject can be brought up again.

Eric Webster asked that the TD2 directory be sent out to everyone. Jim agreed and Rob will do so when he completes the updates.

Jim advised our water lines are getting quite old and very near the surface which can result in freezing. TD2 may need to soon consider a schedule of replacing them. This will be expensive but he hopes the Reserve fund can cover the expense.

Adjournment

Motion made by Linda Shewak to adjourn the meeting. Motion seconded by Ron Bishop. Motion passed.

Recorded by Rob O'Dell, Secretary TD2