

Thompson Draw II 2020 Spring Board Meeting

Call to Order and Roll Call

James Graham	<input checked="" type="checkbox"/>	Tony Harris	<input checked="" type="checkbox"/>	Keith Troxler	<input type="checkbox"/>
Tom Blackwell	<input checked="" type="checkbox"/>	Brent Smith	<input type="checkbox"/>	Bill Campbell	<input checked="" type="checkbox"/>
Linda Watts	<input checked="" type="checkbox"/>	Doug Heintz	<input checked="" type="checkbox"/>	Bodie Ware	<input type="checkbox"/>

Visitors: None

• Meeting Dates

- Spring Board Meeting - March 27 – 10:00 am – TD2
- Spring Workday/Pot Luck/Information Meeting – Saturday, May 1
- Fall Board Meeting – Saturday, Aug 28th – 10:00 am – TD2
- Annual Meeting and Fall Workday – Saturday, October 2

Quorum was achieved and the meeting was called to order at 10:04 March 27th by Jim.

Linda had requested the meeting fall board meeting be moved to August 28th as September 4th falls on Labor Day weekend. Jim made a motion to move the date, Tony 2nd the motion, the vote was unanimously approved.

• Financial Update – Tom Blackwell

Tom provided a budget overview. We have \$34,358 in reserves and \$24,545 in the operating budget.

• Architecture request form requirements

The updated request forms are available on the TDII website. No board member was aware of any large architecture requests.

• TDII Workday

Doug made a motion, seconded by Bill to have a spring workday. Vote passed unanimously. A BBQ main will be provided, with owners providing their own sides. Jim will write a letter to the cabin owners about how workday will proceed this year. A request will be made to the owners as to how many people plan to attend so we can plan accordingly.

• Spring Work Day

- Bill volunteered to be workday leader and Tony volunteered to be co-lead.
 - Prioritize Scope of Work
 - Ditches & culverts
 - Common areas
 - General road damage repair
 - Remove APS cut trees if required
 - Jim knows someone at Meads Ranch who might want the cut wood. Jim will contact that person. If they are not interested, we will probably move what we can to the road outside our gate. Linda will post on a Payson Facebook page again that wood is available. Last time it was gone in a day. Another option would be to post and let individuals in to get the larger pieces of wood.
 - Bodie and Bill will trim the tree in the pumphouse service area on a day other than workday.

Thompson Draw II 2020 Spring Board Meeting

- Pumphouse building will be pressure washed by Doug Mastin previous to work day. Building will be stained using supplies already purchased. In the future a decision needs to be made to switch to another long-lasting stain or to a paint.
- Assign potluck coordinator
 - Assigned Pot Luck Chef – John Diana
 - Menu – BBQ
 - Coffee & donuts – Tony & Nina
- **Supplemental volunteer workdays**
 - Board will send email as required
- **Ramada Structure Discussion**
 - Linda will email Bodie about performing a cost analysis. Decisions to be made include; size, electric, fans, water. Bodie may request a co-lead for this effort.
- **Roads Update**
 - There are the typical pot holes that need to be filled. The project Keith completed by the Blackwell's seems to be holding up.
 - It was decided that some places require additional gravel. Also, it was decided that Keith would order red select from George Morris or his son in Star Valley.
 - The new owners, the Huntington's, might be bringing and leaving a tractor at TDII for HOA use.
- **Water Update**
 - Bodie provided a water report to the board in his absence. He suggested purchasing a back-up well pump. Tony made a motion to approve, 2nd by Bill. Linda requested additional discussion. It was agreed that Bodie would provide a cost analysis (pump and install) first. Then an email vote will be emailed to the board for approval or denial or requesting more information. Amended motion passed unanimously.
 - Tom completed a water pressure reading at his cabin. It was 85. His research showed pressure should not be above 80 psi. It was requested that Bodie investigate and if needed, reduce the pressure by 5% and then complete readings again. It may be necessary to install water pressure regulators on cabins closest to our water system. In the past owners uphill have purchased booster pumps for their cabins.
- **Slash pit will reopen April 1st**
 - Bill Bohi will be instructed to remove the slash on a regular schedule. If Bill will not be available, the board needs to find a replacement/back-up.
- **Safety & Security Update**
 - Linda will keep a log of all issues/concerns. The board can vote via email if something needs to be sent out to all owners.
 - It was decided to send out the email information on the bark beetles provided by Doug Mastin. Linda will send out to all owners for information purposes.
 - **Website - Bodie Ware** - No report

Adjournment

Thompson Draw II 2020 Spring Board Meeting

- Bill made a motion to adjourn, 2nd by Tony. Vote was unanimous. Meeting adjourned at 11:30.