

Thompson Draw II

October 3, 2020 Annual Meeting Minutes

"Being a good neighbor is an art which makes one richer" – Gladys Taber

A warm TDII welcome and the meeting was called to order by Jim Graham. Jim commented that since we were not able to have a fall BBQ, we might have one in the spring.

Roll Call of Cabin Owners was completed by Linda Watts and quorum was obtained with absentee ballots due to the covid 19 pandemic.

Carol Dalbey and John Attwood have accepted an offer on their cabin. Carol thanked everyone for making their time at TDII so special.

Jim welcomed the new cabin owners: John & Pam Garven, Tony Harris & Nina Jaleeli-Harris, Paul & Andrea Willcox, with only Tony and Nina being present.

Don Smith made a motion to approve the 2019 Annual Meeting Minutes (posted on TDII Website), seconded by Linda Shewak. The vote unanimously passed.

Financial Report – Jim Graham

- Jim provided the current financial information for Tom Blackwell who was unable to attend the meeting. The reserve fund has \$35,779.55 and the operating fund currently has \$19,585.61. Not all 2020 expenses have been paid yet nor all HOA fees deposited.
- Bodie Ware made a motion to approve the 2021 TDII budget that was distributed in the 2020 Annual Meeting package, seconded by Bill Campbell. The vote unanimously passed.

Bodie Ware provided a workday report. The TDII crew cleaned up a lot of ladder fuel and removed trees downed by APS. He said special thanks to Keith for all his prework by Cliff's cabin, Bob Smith for his continual cleanup inside and outside of TDII, Chris for the monthly water reporting and Scott and Brent for the removal of a vast number of logs.

Gate:

- Keys (\$10.00) and Gate Remotes (\$25.00)- see Jim Graham
- Gate code for emergency vehicles only

TDII Slash Pit – Closed 1/1/2021 – 4/1/2021

Our slash pit was closed for several months but is currently open again. Jim reiterated the slash pit rules (below) and announced the slash pit might have to close earlier (than listed above) if we follow the seasonal closing of the Blattner slash pit which is October 31st of this year. Currently when the Blattner pit is closed the slash needs to be hauled to the landfill, which drastically increases the cost of removal. Signs are posted when the pit is open and closed for slash. If the slash pit starts to get too large the pit will be closed until slash is removed. The slash should be removed on a monthly basis, except when not needed.

- All slash must be cut into 4 foot or smaller sections.
- No Logs larger than 6 inches in diameter.
- Only natural slash – no construction or milled wood.
- Keep slash off of the road and away from trees.
- **Fines for not following slash pit rules**

New directories were passed out at the meeting and are available from Linda Watts or Jim Graham. There have already been a few changes since the booklets were printed. The updates will be emailed out to the TDII owners. If you have changes to the directory see or email Linda Watts (linda.watts@cox.net)

Web Site - <http://www.thompsondrawii.org>

TDII Facebook Page <https://www.facebook.com/groups/623803081150763>

Reminders were addressed by Jim Graham:

- ARC Forms are the first step in cabin improvement projects and must be turned into the TDII secretary, Linda Watts, according to the requirements in our CC&Rs. The owner is responsible for obtaining all required government permits.
- Speed Limit within TDII is 15 mph – watch out for our neighbors
- Penalty Schedule on Website – Adopted 3/24/2018
- Be sure to winterize your cabins – it was 44 this morning

Reports

- Roads – Keith Troxler was not at the meeting but has been doing a fantastic job with not only the roads, but also cutting down trees, ladder fuel and clearing ditches.
- Water – Bodie Ware reported he has been working with Central Arizona on the water pressure issues at TDII. The board approved an expenditure from the operating fund to purchase a new, larger pump that should alleviate water pressure issues. The old pump will become our back-up. The “sounding” of the water (measures depth) was completed in July and was 103 (as compared to 130 in May of 2019). Our water level is in good shape with lower numbers being better.
- Safety – Bill Campbell reported there were no safety issues to report.
- Architectural – Jim Graham reiterated prior approval before starting any projects.

Election Results

Linda tallied the votes and all persons on the ballot received enough votes to be approved for the 2021 – 2022 term. Jim thanked Dennis and Jon for their service to TDII. He also thanked all current board members for everything they do for TDII.

Office	2021-22 Officers
President	Jim Graham
Vice President	Tony Harris
Treasurer	Tom Blackwell
Secretary	Linda Watts
Road Chairperson	Keith Troxler
Water Chairperson	Bodie Ware
Safety Chairperson	Bill Campbell
Members at Large	Brent Smith, Doug Heintz

Jim took an informal straw vote from those in attendance on the possibility of having a TDII ramada or similar structure that our community could use for TDII events or family gatherings. The vote was to just look into the possibility of such a structure. The vote was 23 in favor and 2 opposed. The board will determine next steps. Nothing would be built until all owners formally voted on a planned structure and location within TDII.

Q and A

Dale Flick had a question as to the cost of the pump and if a tank on top of the hill had been investigated. Bodie stated the cost of the new pump is \$5500. An investigation as to a tank was completed. It was determined that the new pump was a more cost-effective way to proceed. A tank on top of the hill posed many issues, would cost more, and would be almost impossible to efficiently and effectively implement.

Dennis made a motion to adjourn the meeting, seconded by Mark Novak. Meeting was adjourned.