

Thompson Draw II

October 5, 2019 Annual Meeting Minutes

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

Jim Graham – President called the meeting to order

- Welcome of New Cabin Owners – Ed & Margaret Bond & Wayne Oliver

Linda Watts - Secretary took roll call of cabin owners

- Quorum was reached with 37 of the 47 cabin owners present at the meeting

Approve 2018 Annual Meeting Minutes (posted on TDII Website)

- Ron Bishop made a motion to approve the 2018 meeting minutes, Don Smith 2nd the motion and the owners unanimously approved.

Financial Report – Tom Blackwell, Treasurer

- 2019 Treasurer’s Report
 - There was a question as to why the APS bill was so high this year. The water pump had not been achieving a high enough psi level and therefore it ran constantly. The situation has since been rectified.
- 2020 TDII Budget
 - Dave Schlecht made a motion to approve the 2020 budget, it was 2nd by Dennis O'Donnoghue and unanimously approved by the owners.

Work Day Report – Bill Campbell

- A special thanks to Doug Heintz and his crew and splitter to clean-up the slash pit area from logs not compliant with slash pit rules. Another successful workday with no injuries and areas being cleared based on a rotating schedule of common area clean-up.
- Recognition and appreciation for Chef Diana and those helping with set-up, and tear down.
- Doug Mastin had some trees on his property with bark beetle. He spent his workday with an arborist paid for by the HOA to inspect common areas. Doug will send out information and pictures of the bark beetle and show the damage they can do. Doug also reported on mistletoe thanks to information from the arborist. Mistletoe will not kill a tree, but the arborist said you can spend a lot of money to cut down trees and cut out branches with mistletoe only to have it come back next year.

Gate:

- Keys (\$10.00) and Gate Remotes (\$25.00) were available to purchase at the meeting
- Gate code for emergency vehicles only. Owners should provide a key or other access as needed when work is being done at their cabin. It is their responsibility to ensure keys/fobs are returned to them.
- Gate packages were made available to owners thanks to Doug Mastin.

Pump House Slash Pit – Closed 1/1/2020 – 4/1/2020 – **Please abide by these rules or an owner may be fined.**

- 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.

Thompson Draw II

October 5, 2019 Annual Meeting Minutes

Directory Updates - Linda Watts (linda.watts@cox.net) was available during the workday to collect updated owner information. Linda will email out new directories after updates from workday have been completed.

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

TDII Facebook Page – is available for all cabin owners to use. Look up Thompson Draw II

Reminders:

- ARC Forms are the first step in cabin improvement projects and must be turned into the board according to the requirements in our CC&Rs. The owners must also comply with Gila county requirements.
- Speed Limit within TDII is 15 mph
- Penalty Schedule on Website – Adopted 3/24/2018

Reports

- Roads – Keith Troxler, road chairperson. Keith said roads are in pretty good shape. If you see any issues please contact him.
- Water – Bodie Ware, water chairperson. Bodie said the water level is 20 feet higher than last year at this time. In September during the routine water testing there was one bad marker. Extensive testing was done, then a treatment, followed by a retesting to ensure the water was good. A new chlorine injector has been ordered. The injector adds a small amount of chlorine to the holding tanks when required. The HOA may need to purchase a new booster pump, but that matter is still being researched. Chris Beaupre had looked at most of the water lines last year and most of the old pipes are still ok.
- Safety – Bill Campbell, safety chairperson. Bill reminded owners to give first responders the physical address of the cabin at TDII and not the lot number. This will help expediate help reaching a cabin as first responders use GPS.
- Architectural – see reminder above. Nothing new to report

Q and A – no one had additional questions that had not already been addressed.

Adjournment – Mike Stanton made a motion to adjourn, John Diana 2nd the motion and the owners unanimously approved.