

# **Thompson Draw II**

## **October 2, 2021 Annual Meeting Minutes**

Jim Graham (President) called the meeting to order at 4:45

Linda Watts (Secretary) took roll call of Cabin Owners. A majority of cabin owners were present.

- Jim welcomed new cabin owners – Dwain Heckelson & Sonja McLaws.  
Sonja was unable to join us for this meeting.

Jim called for approval of the 2020 Annual Meeting Minutes which are posted on our website. A motion was made, seconded and unanimously approved.

### **Financial Report – Tom Blackwell, Treasurer**

Tom reported the current operating funds of \$22,054 and the reserve funds of \$35,183. There were no questions on the funds. Next Tom presented the 2022 operating budget. The final tally was 36 approve and one abstain. The proposed 2022 budget was approved.

### **Proposed CC&R update #2 – Article IV – Section 1 Lots -Paragraph H -Speed Limits**

Several board members addressed the rewritten section mentioned above.

Tony stated that the board has had numerous and vigorous conversations on addressing the complaint from a cabin owner. Tony stated that the board took the complaints and suggestions very seriously. Unfortunately, the board was unable to ascertain a pathway to prove someone was speeding and how to hold them accountable. Besides numerous conversations and email threads and spending 90 minutes on this topic at the fall board meeting the board rewrote this section.

Keith as road chairperson for most of the year investigated mechanical and non-mechanical solutions to this issue. One suggestion was speed bumps but that was deemed not a lasting option for three reasons. The first is when we grade our roads which typically happen several times a year the speed bumps would be eliminated. The second reason is that when we get a heavy snow, the roads are plowed and that would also ruin the speed bumps. The third reason is that the emergency workers (fire, police, medical) do not like them and we would need permission to put them in. Keith also researched the cost for a flashing speed limit sign. The basic model is \$1800 and with a camera it would be \$3000. Plus, installation cost of each item, which Keith did not have cost information for. Keith checked into renting a unit, but no one he found would rent one. Keith had some informal conversations with cabin owners and those he spoke to were against the ideas.

Scott, the new road chairperson stated you can not put speed bumps in a road unless they are adequately marked. He researched the plastic ones, but found that they don't wear well and we would probably have to replace often. Also, these create an issue when grading and plowing the road. Scott checked into dust mitigation options. There are products available that can help mitigate dust, but the products also wear down the roads faster and pollutes the water when run-off occurs.

Bill, our safety chairperson, stated that if we want to fine a person, due process is required. They must “get their day in court”. We currently have no such process in place. When he informally asked the cabin owners that were at the meeting “who wants to volunteer to be a judge, jury member, defense representative, etc. no owner volunteered.

### **Proposed CC&R update #2 – Article IV Section 1, Paragraph C: Trailers, Motor Vehicles And Temporary Occupancy**

Bodie explained the purpose of the amendment was to allow campers and RVs to be stored, while continuing to uphold and enforce the occupancy restrictions. Boats, tractors, trailers, and vehicles of all types are stored on properties as common practice; however, RV's and campers are restricted under this Section solely because they *could* be lived in. Since the CC&R already restricts occupancy then occupancy is not a valid concern. Therefore, campers and RVs should be allowed to be stored on properties just as boats, tractors, trailers, and all other types of vehicles are. To single out RVs and campers, solely due to aesthetics which has no basis in the CC&Rs, costs homeowners \$1000 / year or more for off-site storage.

Jim asked for questions, but there was little asked or discussed.

## **Reports**

### **Roads**

Scott Chamberlain presented the work day report. Work day went exceedingly well. Great weather and good turnout. Most road damage was repaired, and a few areas for future work identified, one being the Emergency gate exit, another being some ditches need to be dug. Tract A16West (South) was cleared of ladder fuel leaving us in good position to protect against any fire down the ravine. Thompson Draw Ford repair has yet to be started by moving large rocks into place. Next Work Day will most likely focus on ladder fuel to the association North and East toward the highway, and along our roads inside the perimeter.

### **Safety**

Bill reminded owners to report all safety issues or concerns to himself and Linda as she keeps a record of all reported incidents/concerns.

### **Water**

Bodie provided a report on everything that has been completed and is in process with our water system. The new Primary booster pump had a capacitor fry during a power outage. We were able to immediately switch back to our Secondary booster pump to restore water service until the repair could be made. The Board ordered a backup Well pump so we would have the part on site should the well pump fail in order to reduce the risk of a delayed service outage as parts are taking longer than normal to order. The Board has ordered a whole house surge protector to be installed on the Pumphouse to protect us in the future from power surges like the one that fried the capacitor. The Board ordered a 9000 BTU mini-split with heat pump for the Pumphouse in order to have a heat source on a thermostat. Chad Allen and Tony Harris installed the unit during work day.

Jim thanked Chris Beaupre for all the extra work he does every month to ensure our water is safe and meets Arizona state standards.

Eric Webster asked the board if we have plans to replace the water lines that all run down the middle of the roads. The board has discussed this at a high level, but currently there are no plans to be replaced until needed. When road work has been previously done, the pipes uncovered looked to be in good condition.

Another question was whether a new sounding was taken on the water level. There has not been a reading since the spring where it was reported at the meeting.

#### **TDII Slash Pit – Closed 1/1/2022 – 4/1/2022**

- Only natural slash – no construction or milled wood.
- Keep slash off of the road and away from trees.

**Directory Updates** - 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:**

- 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.
- Speed Limit within TDII is 15 mph and limit repetitive driving inside TDII
- Keys (\$10.00) and Gate Remotes (\$25.00) - see Jim Graham
- Gate code for emergency vehicles only

#### **Q and A**

There was a question about the HOA obtaining a large refuse container for cabin owners. This will be added as a topic to 2022 Spring Board Meeting Agenda.

#### **Election Results**

Both CC&R proposals failed to receive the required 75% of yes votes as required by our CC&Rs to amend our CC&Rs.

- Proposal 1: Article IV Section 1, Paragraph C: Trailers, Motor Vehicles And Temporary Occupancy did not have enough votes (75% of cabin owners affirming) to pass. Final count was at the end of the meeting was 21 Yes, 15 No.
- Proposal 2: Article IV, Section 1, Paragraph H: Speed Limits did not have enough votes (75% of cabin owners affirming) to pass. Final count at the end of the meeting was 26 Yes, 10 No

#### **Adjournment**

A motion was made by Don Smith, seconded by Mike Stanton and was unanimously approved.