

THOMPSON DRAW 2

2016 ANNUAL MEETING MINUTES

www.thompsondrawii.org

Roll Call – 36 of 47 owners present, establishing a quorum.

Treasurers Report

Ron Bishop made a motion to approve the 2017 Budget, motion seconded. Motion passed.

Work Day Report

Bill Campbell complimented all for a good effort removing slash from the common areas.

Jim Graham expressed gratitude for the great job our chef, John Diana, did with the pit bar-b-que.

Jim Graham welcomed our new owners, Cliff and Sandra Anderson, who bought Jerry Smith's cabin.

Gate

A new gate was installed by Phoenix Fence. An owner stated that the keypad code, which is only supposed to be available to police and fire, is known by at least one contractor. Safety Chairman Bill Campbell advised the code is standardized for all gated communities and cannot be changed without consequences to response times in the event of an emergency in the Draw. Jim advised keys and remotes are available.

Slash Pit

A straw vote was held to keep the slash pit open throughout summer with regular pick up's to avoid the current large piles that accrue. Vote passed and the Board will address this at their next BOD Meeting. An owner asked the Board to consider other sites for the pile.

TD2 Directory

Jim advised the TD2 Directory is available electronically. Owners may email Rob O'Dell at odellrob@hotmail.com when they want a new one.

Architectural Forms

Jim advised again that owners need to turn in an Architectural Request Form for any outdoor project they intend to do on their lot. Prior to any digging, owners need to get a "blue stake" report to avoid hitting any utility lines. All forms are readily available on the website. The Board is investigating whether a previous Board instituted "impact fees"

for large projects that would reimburse TD2 for road and other repairs caused by heavy equipment and trucks. The Board will discuss this subject at an upcoming BOD Meeting.

Roads

The Board is aware of needed road repairs and will address this issue at an upcoming BOD Meeting.

Water Report

Chris Beaupre reports water samples are good and the well tested at 133 feet, which is very good.

Website

Our website is up to date. Please visit www.thompsondrawii.org regularly for updates and current info.

Firewise

Tim Krieger has volunteered to research what it will take to get TD2 recognized as a Firewise community. This could lower everyone's insurance rates.

Election

All 9 Owners who ran for the next Board were elected.

Initially, the two CC&R amendments passed but not by the 75% required. Following that announcement, several Owners produced their ballots that they did not turn in. Consequently, those ballots produced the 75% of affirmative ballots required. Rob O'Dell will now proceed to record the amendments as required by law.

New Business

None

Motion to adjourn was made and seconded. Motion passed.

Recorded by Rob O'Dell, Secretary TD2