

Thompson Draw II 2022 Spring Board Meeting Minutes

Roll Call by Linda Watts. Quorum was present and meeting called to order by Jim at 10:08.

James Graham	X	Tony Harris	X	Doug Heintz	X
Tom Blackwell	X	Scott Chamberlain	X	Brent Smith	
Linda Watts	X	Bill Campbell			

Visitors: Doug Mastin, Paul Willcox, Mark Novak, Dwain Heckelson, Charlene Graham, Dennis O'Donnoghue, Lisa Chamberlain, Nina Jaleeli-Harris

- **Meeting Dates**

- Spring Board Meeting – April 2nd – 10:00 am – TD2
- Spring Workday/Pot Luck/Information Meeting – Saturday, May 7
 - There was a discussion about changing the spring workday and potluck and meeting date since it falls on Mother's Day weekend. After discussion about alternative dates, it was decided to leave the date as is for this year.
- Fall Board Meeting – Saturday, August 27th – 10:00 am – TD2
- Annual Meeting and Fall Workday – Saturday, October 2

- **Financial Update – Tom Blackwell**

- Tom reported that the current reserve funds are \$37,299 and operating funds are \$21,220.

- **Assign Temporary Water Chairperson**

- With Bodie leaving TDII it left an open position for a water chairperson. Both Dwain Heckelson and Dennis O'Donnoghue volunteered to co-chair the responsibilities of the position until a new water chairperson can be elected next fall during normal fall voting for board positions. Tom made a motion, seconded by Tony, followed with a unanimous vote for Dwain and Dennis to fill the water chairperson position until the fall elections.

- **Appoint Nominating Committee for Fall Election of Officers**

- Tony Harris, Lisa Chamberlain, Paul Willcox, and Linda Watts volunteered to be the committee for the fall election board of officers. Scott made a motion for the aforementioned to be the 2023 fall election committee, seconded by Doug and unanimously approved by the board. All positions will be open to any cabin owner in good standing and current officers can submit their names for the same or another position.

- **Architecture request form requirements**

The item was removed from the agenda at this time as the board saw no need for updating current forms.

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- **Spring Work Day**
 - Appoint Work Day Supervisor – Lisa Chamberlain volunteered to be the supervisor for the spring workday
 - **Prioritize Scope of Work**
 - Ditches
 - Common areas
 - General Road Damage repair
 - Doug Heintz volunteered to again pressure wash the outside pumphouse buildings and the inside of the small building. After that, the building can be assessed to see if another coat of stain is required.
 - Remove APS cut trees & trees down between Harris and Willcox cabins
 - Large tree stumps will have to be taken to the landfill on Hwy 87
 - **Assign potluck coordinator**
 - Assign Pot Luck Chef – Jim contacted John Diana and he agreed to be lead chef again.
 - Menu – the board decided the HOA will provide burgers, brats, and hot dogs (with fixings) and the cabin owners would provide everything else for a delicious potluck.
 - Coffee and Donuts – Dennis volunteered himself and Nancy to make the coffee and bring donuts or other scrumptious items to fuel us in the morning workday.
 - Mark Novak requested that a large standalone firepit be available for the Friday night get together so neighbors don't have to leave so early once the BBQ pit is closed. After discussion, Doug made a motion, seconded by Scott, and unanimously approved by the board to purchase a large standalone firepit so neighbors can continue to visit. Mark volunteered to purchase the firepit. It can be stored in a pumphouse building.
- **Committee on updates for CC&Rs and By-Laws – Linda**
 - Scott made a motion, seconded by Tony and unanimously passed to form a subcommittee consisting of Lisa Chamberlain, Tony Harris, Mark Novak, Chris Heintz, and Linda Watts to review and make recommendations to the CC&Rs and By-Laws.
- **Define purpose and establish guidelines for proper uses of the slash pit**
 - This item was added by a board member who is no longer in TDII. The board did discuss that a metal sign should be purchased and placed by the pumphouse or on a tree. Doug made a motion, seconded by Scott and unanimously approved by the board to purchase the metal sign with the slash pit rules. Lisa Chamberlain volunteered to procure the sign.
- **Supplemental volunteer workdays** – was removed from the agenda for this meeting
- **Ramada Structure** – was removed from the agenda for this meeting
- **Tractor/Skid** – was removed from the agenda for this meeting

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- **Garbage container for TDII**

Scott completed the research at the request of some cabin owners at the fall HOA meeting about TDII having a garbage removal system. The information below is the cost the HOA would incur:

The 4 Yard dumpster is the size most of us are familiar with, it's about shoulder height. The 8 yard is the one behind most restaurants and is over your head.

**The price for each and does not include delivery fee:
4yd emptied once a week, \$292 a month, \$3504 per year
8yd emptied once a week \$436 a month, \$5232**

The board discussed the cost of the garbage container per year, where best to place it inside TDII (and who would want to look at it from their cabin), the very high risk of animals being attracted to the dumpster especially as it is emptied only monthly, and outsiders of TDII coming onsite and using it as their weekend camping trip dumpster. Scott made a motion to not have a dumpster for TDII at this time, seconded by Doug, and unanimously passed by the board.

- **Road Update – Scott Chamberlain**

Scott reported the roads are okay. Seventy tons of gravel have been spread. There are still some potholes to be worked on. The grater used to smooth the roads has now officially been declared dead after years of nursing it along. A new DR Grater with pull behind spreader and extended control cable is around \$2000 plus \$500 for delivery. Two owners present at the meeting volunteered to pick up and bring the grater to TDII thus saving TDII \$500. A motion was made to buy the new grater using money from our current operating fund and moving \$2000 to the 2022 road budget by Scott, seconded by Doug and unanimously passed by the board. There was also a discussion that we should buy a cover from the same dealership if they have one. If not, Doug Mastin said he knew where he could get one made.

- **Water Update – Jim Graham**

- The new pump and heater has been installed
- Installation of whole house surge protector for Pump House will be followed up by Dennis

- **Safety & Security Update – Bill Campbell**

- Nothing to report

- **Website & Facebook**

Linda made a motion, seconded by Scott and unanimously passed by the board that Tony would serve as the website and Facebook administrator. Tony accepted.

- **Architecture Update – Linda Watts**

Nothing to report

Adjournment

Linda made a motion, seconded by Tony, and unanimously passed by the board to end the meeting at 11:33.