

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, October 28, 2014
Rafter J Office**

MINUTES

In Attendance:

Directors: Kip MacMillan, Joe Greene, Paul Boillot, Pam Zernis, and Bing Linhardt

Staff: Cynthia Wiley and Chuck McCleary

Homeowner & Guest: Thomas Mikkelsen, Allison and Brian Merritt, and Heath Miller homeowners.

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:00 p.m.

2. Homeowners' issues and concerns.

a) Thomas Mikkelsen (1255 Bull Rake Dr., Lot 20): inquiry on lot 332

Thomas inquired once again about the possibility of purchasing Rafter J lot 332 for his dog kennel business, Dog Jax. He said that he would construct a single 5000 ft² building, with a maximum height of 20 ft., on one acre of lot 322 and allow the other two acres to be deed restricted and remain open space for perpetuity. The building, which would be well sound insulated and temperature controlled, would be positioned to maximize Teton mountain site lines for neighbors. He would require an easement for an entrance on Valley Springs Road.

b) Heath Miller (1930 W. Homestead Dr., Lot 230): soccer net for Homestead Park.

Heath inquired about the possibility of the HOA purchasing soccer nets and a bench for Homestead Park. Chuck noted that the park will need some work to level and flatten the surface.

3. Approval of the September 23, 2014, Rafter J HOA minutes.

Paul moved to approve the September 23, 2014, minutes. The motion was seconded by Bing. It passed unanimously.

4. Financial report for September, 2014.

Following discussion of several line items, Paul moved to approve the financial report. The motion was seconded by Bing. It passed unanimously.

a) Interest income

Paul volunteered to look into the possibility of obtaining a Rafter J American Express account which is both FDIC insured and pays 0.8% interest.

5. Maintenance report.

Chuck noted the following repairs to the Rafter J Ford truck were completed: the rear brake line was replaced, the sander was replaced, and the plow was rebuilt. In addition, the loader was serviced for winter.

6. ISD report.

The automatic chlorine injector failed and injection is presently done manually. New parts have been ordered.

7. Old business.

a) Storage Area

Pierson Land Works submitted some samples of possible layout options (decreased grade, snow fence enclosed, etc.) for the storage area. The Board requested prices for fence enclosure and for lowering the grade by five feet and using the dirt to recapture usable adjacent space. The Board also asked for lane marking suggestions.

b) Design Review Guidelines – update

Paul moved to hire Chris Moulder to update the Design Review Guidelines for \$95 an hour up to a maximum of \$2,000. The Board would like to have an outline by January 15th. The motion was seconded by Pam. It passed unanimously.

8. New business.

a) Playground usage

Kip spoke to both Paul D'Amours and Patti Boyd, of the Children's Learning Center, concerning CLC usage of the Rafter J play grounds. Paul suggested Rafter J enter into an agreement with CLC, whereby CLC agrees to name Rafter J as an additional insured on its liability insurance policy, which would also contain a provision by which CLC would indemnify Rafter J against liability for any injuries or damages resulting from CLC usage of the play structures. Patti agreed and will work with Kip and Paul.

b) Flagpole

The Board decided against placing a 20 foot flagpole outside the office building and agreed instead to attach the US and Wyoming flags to the front of the building.

c) Osprey Nest

Brian Remlinger informed the Board that a 24 feet dead tree, for use as an Osprey nest, can be obtained from Rexburg for \$200. Robb Sgroi e-mailed the Board that Teton Conservation provides grants up to \$2,500 for this type of project. Pam volunteered to submit the grant.

9. Review action items.

The Board discussed the Action Items and removed those already accomplished.

10. Adjournment.

Bing moved to adjourn; the motion was seconded by Pam. It passed unanimously. The meeting adjourned at 9:02 p.m.