

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, December 15, 2015
Rafter J Office**

MINUTES

In Attendance:

Directors: Paul Boillot, Joe Greene, Pamela Zernis, and Bing Linhardt

Staff: Cynthia Wiley

Homeowners and Guest: Stan Steiner and Chris Moulder, homeowners

1. Call to order.

Paul Boillot, Vice President, called the meeting to order at 7:01 p.m.

2. Homeowners' issues and concerns

a) Steiner (1210 Hereford Dr., Lot 73): The Board thanked Stan Steiner for picking up trash along HWY 89.

b) Resor (1540 Clydesdale Dr., Lot 164): Yield signs around Rafter J parks/mailbox locations. Chuck Resor was concerned there were no yield signs around the mailbox locations. This has been discussed previously. The Board stated homeowners and guests should drive the speed limit of 25 mph and be alert when other cars are coming.

c) Geittmann (3235 King Eider Rd., Lot 325-047): ice rink at the NW mailbox location
There are maintenance and insurance concerns, in addition to the fact that the park is used for dog walking and playing.

3. Approval of the October 27, 2015, Rafter J HOA minutes

Joe moved to approve the October 27, 2015, minutes. The motion was seconded by Paul. It passed with three in favor and one abstention.

4. Financial report for October and November, 2015.

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

6. Design Review Committee report

a) Grant Teton Investment (3225 King Eider Rd., Lot 325-048): control fence
The review committee approved the control fence.

b) Remlinger (1915 Cinnamon Teal Road, Lot 325-011): addition
The review committee did not approve the addition.

7. Old business.

a) DRC updates

Chris presented an updated DRC rules draft containing suggested changes from the Board. Bing moved to approve the DRC rules subject to writing and grammar corrections. The motion was seconded by Pam. It passed with three in favor and one abstention.

8. New business.

None.

9. Review action items.

The Board discussed the Action Items and removed those which have been completed.

10. Adjournment.

Pam moved to adjourn; the motion was seconded by Bing. It passed unanimously. The meeting adjourned at 8:14 p.m.