

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, April 26, 2016
Rafter J Office**

MINUTES

In Attendance:

Directors: Kip MacMillan, Paul Boillot, and Pamela Zernis

Staff: Cynthia Wiley

Homeowners: Karla Swiggum, Jean Day, Sharon Mader, Trey Davis, Margaret Creel, and Laura Inukai, homeowners

Guest: Rich Bloom, Melody Ranch Homeowner

1. Call to order.

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

2. Homeowners' issues and concerns.

a) Laura Inukai (1225 Fresno Dr., Lot 26): appeal fine.

Laura cleaned her yard and said she wouldn't allow any trailers or rafts in her yard again. She now understands the CCRs and the reason for the fine policy.

Pam moved to waive the \$500 fine. The motion was seconded by Paul. It passed unanimously.

b) Sharon Mader (3425 Appaloosa Drive., Lot 179): Sherr-Thoss mine permit.

Sharon, Margaret, and Trey discussed the gravel mine permit and how it might affect Rafter J homeowners. Rich Bloom presented the history of the Sherr-Thoss property. Rich recommended the Board seek legal counsel with Paul D'Amours. The plans show there will be five ponds sited in the northern portion of the Sherr-Thoss property in the region closest to Rafter J homes.

The Board agreed to seek legal counsel from Paul D'Amours.

c) Karla Swiggum (3300 Black Baldy Dr., Lot 104): update on Paul Von Gontard's ditch.

Karla and Jean Day presented a brief update on the history of the ditch that runs along the east side of Rafter J property. Rob Sgroi, homeowner, will contact Paul Von Gontard and ask if the ditch can be cleaned and burned before he releases water into it.

3. Approval of the March 22, 2016, Rafter J HOA minutes.

Paul moved to approve the March 22, 2016, minutes. The motion was seconded by Pam. It passed unanimously.

4. Financial report for March, 2016.

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

a) 2016-17 Budget review

The Board agreed to increase the HOA fees by 3%. The final budget will be approved in May.

- b) Update on credit cards.
Pam and Cynthia met with Aaron Ackley, a homeowner who has a credit card processing business. The Board would like Barb Fields to review the information to make sure that Ackley's and Rafter J's systems are compatible.

5. Maintenance.

- a) Irrigation head gate.
To date, the HOA has spent over \$10,000 to fill the ditch behind River Crossing each fall and clear it each spring. Gordon Gray and Kurt Stout will oversee the project this year.
- c) Homestead soccer field update.
Landscape of Jackson Hole will repair the soccer field on Homestead. In the spring, Brian will, for no charge, spray the weeds, bring in top soil to level the surface, and, if needed, sod the area.
- d) Rafter J entrance sign.
Restoration work is in progress. The metal sign is being repaired by Kortum Fabrication and Westy's has ordered the log poles. The project should be completed by the end of May.
- e) Trees in park and office; deep root feeding.
The trees recently planted in front of the Rafter J office, at Big Trail playground, and the new trees on Colt and Bull Rake will all be fertilized with a deep root feeder. The spruces will also be sprayed.

6. Design review committee.

- a) Hazen (1520 Percheron Dr., Lot 148): new paint color for exterior of house.
The review committee approved the new paint colors.
- b) Schultheis (3245 King Eider, Lot 325-046): New roof over existing porch.
The review committee approved the new roof over the existing porch.
- c) Wettach (1510 Percheron, Lot 147): control fence.
The review committee approved a five-foot control fence.
- d) Smilie Times, Inc. (3103 Big Trail Dr., Tract 2A): commercial signage.
The review committee approved the temporary sign. However, the background color must be light gray, not white.
- e) Buehler (1545 Clydesdale, Lot 153): shed.
The review committee did not approve the shed.
- f) Weber (1525 Percheron Dr., Lot 143): new paint color for exterior of house /new shingle color.
The review committee approved the shingles and new paint colors.

7. Old business.

- a) Administrative Fee Policy.
With the addition of Paul D'Amours' changes, Paul moved to approve the Administrative Fee Policy. The motion was seconded by Pam. It passed unanimously.

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 Paul. It passed unanimously. The meeting adjourned at 9:23 p.m.