

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
MEETING MINUTES—APPROVED
March 21, 2006 at 7:00 p.m.
Rafter J Office**

IN ATTENDANCE:

DIRECTORS: Vernon Martin, Jim Huspek, Chuck Rhea, and Joe Greene Absent: Kip MacMillan

STAFF: Chuck McCleary and Cheryl Fischer

HOMEOWNERS: Steve Schneider, Tom Patterson, and Don Blaha

CALL TO ORDER: Chuck Rhea, President, called the meeting to order at 7:05 p.m. and gave a brief meeting summary.

MINUTES: (FEBRUARY 28, 2006)

Joe Greene moved to accept the February minutes subject to minor changes provided to Vernon. Jim seconded the motion. All were in favor.

ACCEPTANCE OF THE FINANCIAL REPORTS:

Jim Huspek commented on a few changes in the financial reports. The changes noted were that the remaining budgeted amount for the Improvement and Service District (ISD) has been transferred due to the higher interest rate earned by the Improvement and Service District account. He also noted the change approved last month to transfer \$7,000 from the Professional Operating Expense budget number to the Vehicle and Equipment budget number. Chuck R. also had a few questions on some checks that were written for expenses for the month. After comments, Vernon moved to accept the Cash Flow Report for February. Joe seconded the motion. All were in favor.

MAINTENANCE REPORT: Chuck McCleary reported on the following maintenance items:

Sewer Lift Number Three: Chuck M. noted that last week sewer lift number three started to have a problem turning on automatically, but not manually. He had Steve Tatarek from Delcon investigate and he noted the bottom float switch was bad. The floats were switched around so the lift is working on a different float and achieving what it is supposed to do. Chuck M. further noted that when the snow melts, they will replace the failed float switch and return the circuitry to normal. He also noted it would be done sooner than that if necessary.

Chevy Plow: Chuck M. reported that he had a Hydraulic ram break on the Chevy plow. He now has the part and will have that fixed within a week.

Head Gate: Chuck M. noted that there was a car accident at the north entrance which took out the head gate. He talked to Dave Quinn who is in charge of Melody Ranch who is getting it fixed. Chuck M. further noted Rafter J has no further involvement. The Board and Chuck M. further discussed the incident.

Rafter J Shop: Chuck M. stated that he ordered a deadbolt for the Rafter J shop door. He estimated the cost at about \$120 which includes installation.

Vacation: Chuck M. noted that he was leaving for vacation on April 7th until April 16th and has Dave Stickel as a backup for the water, sewer, and, if needed, sanding.

ENGINEERING REPORT: Matt Ostdiek was not present to give an engineering report.

HOMEOWNERS' ISSUES AND CONCERNS:

A homeowner was on the agenda to discuss his statement of account along with the lien placement on the property. After discussion, the Board stated they wanted the homeowner to bring his account current and that the lien would remain on the property until the account is brought current. Chuck R. invited the homeowner to come to the office to review his account and to bring his accountant or anyone else to assist in the review.

Tom Patterson and Don Blaha were on the agenda to discuss with the Board the speeding in Rafter J and to have law enforcement officers come to Rafter J to enforce the speed limits. There were also comments on getting additional speed limit signs for Rafter J along with discussion on the size and placement of the signs. After discussion, it was suggested that Tom and Don talk with Kip MacMillan, the point man for the Board on the issue. It was also noted that the Board hasn't resolved the issue, but the Directors were in agreement and in full support of the idea of signs and getting law enforcement in Rafter J to address the speeding. They were requested to keep the Board informed of any progress they achieve.

DISCUSSION ITEMS:

Design Committee Member: Chuck M. reported that a Design Committee member informed him that he is putting his house up for sale this summer and will be moving. As a result, there would be an opening on the Design Committee.

Correspondence: The Board discussed an incoming letter from a homeowner regarding their request about trimming a tree overhanging the street. After discussion, Chuck R. noted that he would send a note back to them regarding their request and to further note that the Association does not own the tree just because it is in the easement.

Next Board Meeting: Chuck R. mentioned he would be out of town next month on the 18th which is the next Board Meeting date. He asked the Board if they wanted to change it or leave it like it is. After discussion it was decided to leave the Board Meeting on April 18th as scheduled.

Corral and Stables Lot 332: The Board reviewed and discussed a letter from the Rafter J Design Committee regarding some comments to a proposed plan for the Corral and Stables Lot 332 along with a letter from the property owner of that lot. After discussion it was noted that Chuck R. will get in touch with the HOA Attorney regarding a course of action and noted getting correspondence off to the property owner of Lot 332 regarding some issues.

House Painting: The Board discussed the painting of a particular house in Rafter J, and after discussion, it was decided to send a letter to the owner regarding the need for repainting.

Spring Letter: The Board discussed items for the spring letter and Chuck R. further noted that he would have it ready after the spring break and provide a draft via e-mail.

Vehicle Parking: Chuck R. stated he would check with the HOA Attorney regarding an individual who has been parking in the front yard. The Board also commented on another individual who had responded to a parking letter.

Snowmobile in Rafter J: Vernon shared comments and action taken on an individual riding a snowmobile through Rafter J the previous week. No further action was deemed to be needed.

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Delinquent Property Owners: The Board reviewed the delinquent list of property owners and noted the action to take on those accounts. There were also comments of revising the Administrative Fee Policy on a few items. Specifically, in the future, an administrative fee of \$10.00 will be assessed every month and a statement sent to the user if a storage area account is not current.

Real Estate Charges: Jim noted that Real Estate Agents are asking for more information from Rafter J such as Board Meeting Minutes for the past two years. Jim suggested that a fee be assessed to cover our expenses. After discussion, Jim moved to establish an administrative charge of \$25.00 per request for any information requested by outside parties. Vernon seconded the motion. All were in favor.

ADJOURNMENT: Jim moved to adjourn. Joe seconded the motion. All were in favor. Meeting adjourned at 9:54 p.m.