

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
MEETING MINUTES—APPROVED
July 25, 2006 at 7:00 p.m.
Rafter J Office**

IN ATTENDANCE:

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

STAFF: Cheryl Fischer

HOMEOWNERS: Don Martin

CALL TO ORDER: Chuck Rhea, President, called the meeting to order at 7:00 p.m.

MINUTES: (MAY 30, 2006 AND JUNE 27, 2006)

Jim Huspek moved to approve both the May and June minutes with some minor changes. Kip seconded the motion. All were in favor.

ACCEPTANCE OF THE FINANCIAL REPORTS AND THE 2006-2007 BUDGET:

Financial Reports: Jim Huspek commented on the modified items that were reflected in the final June close out Cash Flow Statement. After comments, Vernon moved to approve the June Cash Flow Report. Joe seconded the motion. All were in favor.

2006-2007 Budget: Jim also commented on the new budget regarding the Major Repairs and Replacement items, ISD Contribution, and utilities. After comments and discussion, Kip moved to approve this budget. Joe seconded the motion. All were in favor.

MAINTENANCE REPORT: Chuck M. was not present to give a maintenance report.

HOMEOWNERS' ISSUES AND CONCERNS:

Vandalism: It was reported that there have been several car burglaries in Rafter J. After comments, Kip stated that he would talk to the Sheriff's Department about the burglaries to see if he can come up with any information. Kip further noted that he could talk to the Sheriff about increasing night patrols in the subdivision.

DISCUSSION ITEMS:

House and Fence Painting: Chuck R. stated that the Homeowner's Association Attorney had been provided the names of two members for action regarding painting. It was noted he would correspond directly with them on the painting issues. The Board also discussed the status of previous communications regarding this issue. The Board also discussed the status of the survey of fence condition in the subdivision.

Lower Valley's Request for an Easement from Rafter J: Chuck R. noted that the HOA Attorney has done some work on the reply and further noted that he has talked to Lower Valley about some additional language. Chuck R. also noted that the office would send a note to the two adjoining properties owners to alert them to the situation.

Design Committee Member: The Board discussed the qualifications and duties of a Design Committee member. Jim noted that he hoped to make a few calls in an attempt to identify somebody who might be interested in serving on the committee.

Delinquent Property Owners: The Board reviewed and discussed the list of delinquent owners.

Signs and Speeding: Kip reported that he had talked after the last Board Meeting to Darren Rudd regarding the use of the radar sign. The Sheriff's Department stated that the sign is still nonfunctional but noted that Rafter J is first on the list for use. Kip also wondered if he could persuade the town to let Rafter J use their radar sign. There was also a comment on a new 25 MPH speed limit sign and Kip noted that Chuck M. had purchased and installed some signs.

River Rock Lodge Parking Lot Lighting: Kip reported that he hasn't heard anything further.

Nomination for Directors: Kip noted that he had received a phone call from Jason Wells indicating that he wanted to run for the Board. Kip further noted that he had asked Greg Smith and Ed Krajsky to go through the list of homeowners to identify candidates for nomination. Kip expected this to be completed by the first part of the next week.

Gravel Pad Areas: Chuck R. stated that he would personally visually survey the subdivision regarding the use of gravel pads for parking as well as the condition of fences with regard to painting and general condition.

Covenant Violation Inspections: The Board reviewed some incoming and outgoing letters regarding covenant violations. After discussion, it was noted to have the Homeowner's Association Attorney file a complaint against one individual with a specific covenant violation.

Board Meeting Schedule: The Board revisited the Board Meeting dates for August through December 2006. After discussion, the Board accepted the following meeting dates: August 24th, September 26th, October 24th, November 28th, and December 19th.

Other Items: The Board reviewed and discussed the information for the annual meeting and mailing. The Board also discussed on adopting a rule for the Public Facility Lot regarding the pasturing of livestock. After discussion, Joe moved to adopt a rule prohibiting pasturing or keeping of livestock in the Public Facility Lot effective January 2007. Vernon seconded the motion. All were in favor. It was further noted to have the Homeowner's Association Attorney review the rule.

ADJOURNMENT: Vernon moved to adjourn. Jim seconded the motion. All were in favor. Meeting adjourned at 9:23 p.m.