

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
MEETING MINUTES—APPROVED
August 24, 2006, at 7:00 p.m.
Rafter J Office**

In Attendance:

Directors: Vernon Martin, Kip MacMillan, Joe Greene, Jason Wells, and Chuck Rhea

Staff: Cheryl Fischer

President's Report: Chuck Rhea called the meeting to order at 7:00 p.m. and briefly summarized the issues to be discussed.

Election Results and Election of Officers:

Election Results: Vernon Martin reported the results of the Director's Election. He ran unopposed for the two-year term and received 80 votes; there were three write-in ballots. For the three year term, Jason Wells was elected with 50 votes, while Kathleen Martin received 42 votes, and there were two write-ins for Tim Day.

Election of Officers: The Board discussed the duties of the officers. Vernon then moved the following slate: Kip MacMillan for President; Vernon Martin, Vice President; Jason Wells, Treasurer; Joe Greene, Secretary; and Chuck Rhea, Director-at-large. Jason seconded the motion. The motion passed unanimously.

Executive Session: The Board went into an executive session at 7:19 p.m. and resumed the meeting at 7:49 p.m.

Minutes: (July 25, 2006, August 16, 2006 and August 22, 2006 Special Meetings)

Joe Greene moved to approve the July 25, 2006 minutes. Chuck R. seconded the motion. Motion carried with one abstention. Chuck R. moved to accept the August 16 and August 22 minutes. Vernon seconded the motion. Motion carried with one abstention.

Acceptance of the Financial Reports: Vernon Martin discussed the July Cash Flow Statement. Vernon then moved to approve the financial report. Joe seconded the motion. Motion carried with one abstention.

Discussion Items:

House and Fence Painting: Chuck R. informed the Board that the Rafter J Attorney, Paul D'Amours, has corresponded with two individuals whose houses need painting. Chuck R. also noted that Chuck M. has compiled a list of 28 properties whose fences need painting. Chuck R. will examine the fences and provide the Directors with recommendations for Board actions. In addition, Chuck M. has identified 22 properties with graveled easements. Kip asked that Chuck R. also inspect these properties for non-compliance.

Lower Valley Energy requesting an easement from Rafter J: Chuck R. commented on letters sent to property owners who would be affected by the easement. He then suggested that Cheryl call Lower Valley and arrange a meeting on site with Kip, Paul D'Amours (Rafter J Attorney), and Matt Ostdiek (Rendezvous Engineering). Chuck R. will attend if possible. It was also noted that Vernon had spoken to the two homeowners regarding the easement.

Delinquent Property Owners: The Board reviewed and commented on the list of owners delinquent in their homeowner fees. Vernon moved to take one individual to small claims court in order to collect back fees. Joe seconded the motion. All were in favor. Kip asked Vernon to discuss the issue with Paul D'Amours. The Board also agreed upon appropriate action regarding the other delinquency cases.

Signs and Speeding: Kip reported that in recent conversations with the Sheriff Bob Zimmer and Animal Control Officer Darren Rudd, he learned that the county radar sign is inoperative. He will speak with the police department regarding the possibility of using their sign. Kip further noted that a radar speed sign monitors and stores each vehicle's traveling speed. A print-out of the results would provide us with solid data as to whether there is, in fact, significant speeding in Rafter J.

River Rock Lodge Parking Lot Lighting: Jason gave an update on the River Rock light pollution issue and presented some suggestions to the Board for redressing the problem. Following discussion, the Board decided to ask the Rafter J Attorney to review the issue.

Teepee: The Board discussed the case of an individual with a teepee on his property. Chuck R. noted that Paul D'Amours has examined the correspondence between Rafter J and the individual. The issue will be on the agenda for September.

Correspondence: The Board discussed correspondence from Konitz and the Rafter J Attorney regarding running a water line to Konitz' property.

Playground Equipment: The Board discussed the safety of the playground equipment in Rafter J. Chuck R. stated that he would call the Community Children's Project to ask if a standard exists for playground equipment.

Recycling: Vernon proposed that the Rafter J Office recycle all white paper and cardboard. Following discussion, Vernon moved to spend a maximum of \$100 to purchase separate recycling containers. Chuck R. seconded the motion. All were in favor.

Livestock on the Public Facility Lot 331: Vernon suggested that our Attorney review the rule, effective January 2007, prohibiting livestock on Lot 331. Kip agreed to discuss this with him.

Other items: The Board reviewed and commented on the following:

- Culvert maintenance is a county rather than a Rafter J issue and county officials have been alerted
- The policy on Homeowners Debit and Credit is available in draft form, but has not been approved. The Board agreed to consider it next month.
- Updating the covenants was discussed briefly.
- The policy on Employee Paid Time Off is also in draft form. Kip stated he would look into it and send information to Board members.
- The instituting of fines for non-compliance will be revisited next month.
- There was discussion regarding obtaining an estimate to establish a Rafter J web-site. Jason volunteered to get an initial estimate. Kip asked Jason to work with Vernon who has been involved in setting up office communication systems.
- Vernon noted that the Rafter J privacy policy needs to be reviewed and he would send copies of the present policy to Board members.
- Kip asked that Board packets be available a day before the monthly meetings to allow Board members more time for preparations.
- Individuals were suggested to fill vacancies on the Design Committee.
- It was agreed to send a letter to an individual with three dogs noting that the covenants only allow for two pets.

Adjournment: Vernon moved for adjournment and Joe seconded the motion. All were in favor. The meeting adjourned at 9:10 p.m.