

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED**  
**December 27, 2011, at 7:00 p.m.**  
**Rafter J Office**

**In Attendance:**

**Directors:** Kip MacMillan, Joe Greene, Paul Boillot, and Brian Remlinger; absent: Tyler Hardy

**Staff:** Cheryl Fischer

**President's Report:** Kip MacMillan, President, called the meeting to order at 7:06 p.m.

**Minutes (September 27, 2011 and October 25, 2011):** Brian moved to approve the September and October HOA minutes as drafted. Paul seconded the motion. It passed unanimously.

**Financial report:** Brian presented the November Financial Report. The November totals included: Revenue, \$8,563; Operating Expenses, \$14,634; Major Repairs and Replacements, \$316; and Net Operating Income, (\$6,387). The amounts in the Rafter J bank accounts: Checking (Wells Fargo), \$442,708; Money Market Fund (Wells Fargo), \$18,804; Money Market Fund (Bank of Jackson Hole), \$202,281; Petty Cash, \$1,135; and the Wells Fargo Weekend Sweep, \$0. The total in the Ending Cash Balance (sum of Checking, Money Market Funds, Petty Cash, and the Weekend Sweep) is \$664,927. Brian noted that we will be receiving biannual homeowner's fees soon (for January 1, through June 30, 2012.) He further noted that Wells Fargo will soon eliminate the Weekend Sweep account. Joe moved to approve the Financial Report. Paul seconded the motion. It passed unanimously.

**Maintenance report:** Kip spoke with Chuck and reported the following items.

- **Ford truck:** The transmission in the Ford plow truck was replaced.
- **New well:** The new well appears to be drawing water at an acceptable rate.
- **Sewer lift station:** One of the pump stations required maintenance.
- **Bike paths:** It was noted that residents appreciate the bike paths being plowed.

**Improvement and Service District (ISD) Issues:** Nothing to report.

**Design Review Committee report:** The Board reviewed the Design Review Committee report.

**Homeowners' and Resident Issues and Concerns:** Nothing to report.

**Discussion Items:**

- **Correspondence:** Nothing to report.
- **Office lighting for the meeting room:** The Board reviewed an estimate from Dave Hunt with Hunt Electric, Inc. regarding lighting options for the Rafter J office meeting room. Following discussion, Paul agreed to meet with Dave Hunt regarding the lighting options and will report back to the Board.
- **Wyoming State Engineer forms:** Kip reported that we received Wyoming State Engineer forms asking the Homeowners Association for approval of the well and for signatures on the well permits. Following discussion, Kip will check with Gordon Gray and Matt Ostdiek to determine whether HOA or ISD should sign the forms.
- **Pond permits:** Kip reported that he had signed the final papers from Pierson Land Works, LLC regarding water rights.
- **Wilson Ditch users:** Brian reported that he had met with Paul D'Amours regarding the Wilson Ditch. It was noted that Bret King with Flat Creek Fishing Club wrote back to Paul and refused to pay their portion of the bill. Brian and Paul looked up the plat and water rights in the county records and Paul will include them in another letter to Bret King. If this is also unsuccessful, the next step may be small claims court.
- **Covenant violation:** Brian reported a covenant violation on a property in Rafter J. Kip noted that a letter was being sent to the owner.

- Holiday schedule for January-December 2012: The Board reviewed the 2012 Holiday schedule. The following dates were agreed upon: New Year's Day, January 2<sup>nd</sup>; President's Day, February 20<sup>th</sup>; Memorial Day, May 28<sup>th</sup>; 4<sup>th</sup> of July, July 4<sup>th</sup>; Labor Day, September 3<sup>rd</sup>; Thanksgiving, November 22<sup>nd</sup>, and Christmas, December 25<sup>th</sup>. Joe moved to accept the Holiday schedule for January-December 2012. Paul seconded the motion. It passed unanimously.

**Adjournment:** Joe moved for adjournment and Paul seconded the motion. It passed unanimously. The meeting adjourned at 8:12 p.m.