

RAFTER J RANCH ANNUAL HOMEOWNER'S ASSOCIATION MEETING MINUTES—DRAFT
August 16, 2011, at 7:00 p.m.
River Rock Assisted Living

Directors/Staff present:

Directors: Kip MacMillan, Joe Greene, Brian Remlinger, and Paul Boillot;

Staff: Cheryl Fischer

President's Address:

- **Call to Order:** Kip MacMillan, President, called the meeting to order at 7:15 p.m. He welcomed the attendees, thanked Vernon Martin for his years of service on the HOA and ISD Boards, and announced that Gordon Gray is the new President of the Rafter J Improvement and Service District. Kip also introduced the HOA Board members.

Quorum: Joe Greene, Secretary, reported that the meeting is quorate.

Minutes (August 17, 2010): Joe moved to approve the August 2010 Annual minutes. Dick Riddle seconded the motion. It passed unanimously.

Financial report:

Brian Remlinger asked for input on future beautification projects in Rafter J. He reported that shade trees have been added on the west side of the central park and cobble areas added along Big Trail Drive and the bike path to prevent mud formation due to poor driving. Also, the Rafter J street signs were replaced this year and reclamation work was carried out on the small island in the larger Rafter J pond. Budget is being set aside to hire a landscape architect to improve the area around the Rafter J storage space.

An individual asked about the \$200k issued to the Rafter J Improvement and Service District (ISD). Brian and Joe replied that it was for debt servicing. The Town of Jackson, the County, and the State provided grants with the stipulation that Rafter J provide matching funds. The HOA decided to take \$200k out of reserves to avoid an additional assessment.

An individual inquired about the line item for Professional expenses. Brian replied that it covers professional fees for Rafter J's accountant, attorney, and engineer.

A resident asked about the amount we need to hold in reserves. Brian replied that the goal is to have more than one year of operating expenses in cash reserves. It is important to note, however, that we also have outstanding loans which must be repaid.

Old Business:

Kip MacMillan summarized the following Rafter J issues.

- **Expansion of River Crossing in Rafter J:** Kip reported that the church at River Crossing has a new architect who is local. There is discussion between the church and the Rafter J Design Review Committee.
- **King Eider Subdivision:** It was noted the King Eider is its own Homeowner's Association within Rafter J, but nothing has been presented to the Rafter J Design Review Committee.
- **Tract 3A:** Too Buds is acquiring the Tract 3A parcel, which is above Highway 89. They propose to develop three single-family resident lots. The Board approved access from Highway 89, rather than through the Rafter J Storage Area, in exchange for a property swap.
- **Current projects:** Kip reported on current projects.

Central park: A picnic table and shade trees were placed in the central park. Kip requested suggestions for other park improvements.

Rafter J street signs: The Rafter J street signs have been replaced.

Rafter J fence: The fence replacement project around Rafter J is now complete.

Ponds: The ponds in Rafter J are being permitted through the State Engineering Office.

Trout-stocking in the ponds: Kip noted that a homeowner initiated a proposal for restocking both ponds with cutthroat trout and volunteered to lead efforts to raise money from Rafter J homeowners to fund the project; \$600 out of the total cost of \$900 was raised.

Island reclamation: The small island in the large pond was reclaimed.

Weed spraying: The weeds in the Rafter J common areas have been sprayed.

Concrete pad: Low areas along Big Trail Drive/bike path were filled with concrete cobble.

Additional projects: Kip requested that residents with good ideas forward them to the office.

Tract 3A: Developers Too Buds asked ISD for water usage on a metered basis.

New Business:

- Board of Directors election: Tyler Hardy presented a short biography together with reasons why he wants to serve on the HOA Board. He is running for a two-year term. Brian Remlinger is a candidate for a three-year term.

Other Business:

Comments from the floor:

- A resident thanked the Board for their volunteer efforts. She also noted that a townhome owner has additional fees and does not receive the same services as a homeowner. Paul replied that he used to be a townhome owner and that the ISD is in charge of streets, water, etc. He suggested that the resident come to the HOA Board with a proposal. It was noted that Walden Pond and End of the Trails own their platted roads and did not replace their street signs.
- An individual asked about adding speed bumps on Big Trails. Gordon Gray, ISD President, stated he is in favor. Kip noted that the Sheriff is willing to enforce speed limits in Rafter J under the new state law. However, we would have to change our covenants, which call for 25 mph limit. Another individual suggested using bolt-down speed bumps, and pulling them out in the winter. Gordon also commented on the possibility of speed tables.

Improvement and Service District (ISD) Issues:

Gordon Gray, President of the Improvement and Service District (ISD) presented an update on ISD issues.

- Water meters: Gordon discussed the proposed water billing policy and the new billing software. The data still must be entered and the system tested. For the period beginning November 13, 2009, to the month at which the new water billing system is activated, residents will only be charged a monthly maintenance fee of \$3.00 per month for a 3/4 -inch meter and \$4.25 for a 1-inch meter. The first billing is expected to be in October.
- Cost analysis: The ISD has asked Rendezvous Engineering to develop a 30-year spread sheet of anticipated costs associated with maintenance, replacement, etc. in order to establish a long-term budget.
- Road paving: Gordon reported that the road paving project is nearly finished.
- Road maintenance and sealing: He noted, however, that all roads require maintenance and periodic chip sealing.
- New water well: A new water well was drilled to a depth of 550 feet and is producing more than 1000 gallons/min.

Thank you: Kip thanked the Rafter J Design Review Committee and noted each individual that serves on the committee. He also thanked River Rock Assisted Living for providing space for our meeting.

Adjournment: Joe moved to adjourn, Paul seconded the motion and it passed unanimously. The meeting adjourned at 8:48 p.m.