

**RAFTER J RANCH ANNUAL HOMEOWNER'S ASSOCIATION**  
**MEETING MINUTES - DRAFT**  
**August 20, 2013, at 7:00 p.m.**  
**River Rock Assisted Living Center**

*The minutes are considered draft until approved at the 2014 annual meeting*

**Directors/Staff present:**

**Directors:** Kip MacMillan, Joe Greene, Brian Remlinger, Pam Zernis, and Paul Boillot

**Staff:** Cynthia Wiley and Chuck McCleary

**ISD:** Gordon Gray, John Shipman, and Wayne Flittner

**HOA Attorney:** Paul D'Amours

I. Call meeting to order

- **Call to Order:** Kip MacMillan, President, called the meeting to order at 7:08 p.m. Kip introduced Cynthia, Chuck, and the HOA Board members.

II. Approve 2012 Annual Homeowners meeting minutes

- Joe moved to approve the August 2012 Annual minutes. The motion was seconded by Raymond Floreani. It passed unanimously.

III. President's report:

- Kip noted that Rafter J has an excellent Board of Directors. They work well together and share a common goal for the enhancement of Rafter J.

**Quorum:** Joe Greene, Secretary, noted that the meeting is quorate (53 proxies and 34 lots represented).

**Update on current projects**

- Six benches on concrete pads were installed throughout Rafter J for homeowner's enjoyment.
- The storage area has been cleaned and trash removed. Kip thanked the homeowners for their cooperation.
- Cynthia is now a notary and offers free service to homeowners.
- Chuck painted the street signs throughout Rafter J.
- Rafter J was granted permits from the State Engineer's office for water rights for the two large ponds and will reconnect the north-south ditch to the west pond this fall. Trees and shrubs will be planted along the ditch.
- Rafter J purchased a new Dodge truck, which has the Rafter J logo on its doors, for snow removal.
- Rafter J purchased 69.8 acres across the highway (Tract 3A) near the existing storage area. The storage area can be expanded in the future.
- The HOA Board is looking into screening the storage area.

IV. Financial report: Brian Remlinger

- Fiscal Year 2013: Homeowner's dues and storage fees were raised by 3%.
- Herb Brooks moved to approve the budget; the motion was seconded by Vern Martin. It passed unanimously.

- A question was raised about the \$200,000 line item for the ISD. Brian explained that Rafter J HOA agreed to provide the ISD with \$200,000 prior to 2007 to pay infrastructure loans and decrease interest charges. The ISD did not need the full amount and refunded \$120,000 to the HOA.

#### V. Old Business

- None

#### VI. New Business

- Board of Directors election: Joe Greene and Pamela Zernis were on the ballot for two open HOA positions. Their candidacy statements were attached to the agenda packet. Joe Greene and Pamela Zernis were elected.

#### VII. Other Business:

##### Comments from the floor:

- Amy and Herb Brooks have had issues with renters on Shorthorn Dr. The renters have been very disruptive, possibly operating an automobile body shop out of their garage. Cars and trucks line the street and park on the cul-de-sac and power tools are operated late at night. Cynthia corresponded with the renters and the homeowner; the renters have been quieter since then.
- Bill Dillon, who lives on Fresno Dr., is concerned with the unauthorized gravel driveways and extra parking places that have appeared throughout Rafter J. The Board requested Bill to send a list of homeowners not in compliance with the CC&R's to Cynthia. Cynthia and Chuck will follow up on these complaints.
- The Board reminded homeowners to bring their concerns to the regular Board meetings and not wait for the annual meeting.

#### VIII. Update on the Improvement and Service District

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

- Gordon Gray handed out an executive summary of a long-term 30-year cost/revenue analysis for homeowners to review. Vern Martin volunteered to analyze the report and provide guidance for long-range solutions. The ISD is presently in good financial position. A graph shows the costs over the next 30 years due to repairing Rafter J roads, replacing water tanks, sewer, etc. The ISD Board will consider different scenarios to address short-term and long-term financial issues.
- A homeowner pointed out that it appears the ISD will be short \$200,000/year. Gordon stated that this is based on 2013 rates (no raises), but an annual 3% increase in costs.
- The executive summary and the full report will be posted on the Rafter J within a few weeks

**Thank you:** Kip thanked the audience for their attendance and input. He also thanked the River Rock Assisted Living Center for providing meeting space.

#### IX. Adjournment:

- Herb Brooks moved to adjourn, the motion was seconded by Diane Peterson and it passed unanimously. The meeting adjourned at 8:10 p.m.