

RAFTER J RANCH ANNUAL HOMEOWNER'S ASSOCIATION
MEETING MINUTES
August 21, 2018, at 7:00 p.m.
Legacy Lodge

Directors/Staff present:

Directors: Paul Boillot, Brooke Gorsage, Joe Greene, Kip MacMillan, and Pam Zernis.

Staff: Nancy Henderson and Larry Lennon.

1. Call meeting to order.

Kip MacMillan, President, called the meeting to order at 7:10 p.m. Joe Greene, Secretary, reported that the meeting was quorate. Kip welcomed everyone and thanked Legacy Lodge for their hospitality.

2. Approve 2017 Annual Homeowners meeting minutes.

Joe Greene moved to approve the August, 2017, Annual Minutes. Pam Zernis seconded the motion. It passed unanimously.

3. President's report.

Kip introduced the Rafter J Board members, staff, and the Design Review Committee, including Architect Chris Moulder.

4. Financial report.

Pam Zernis, Treasurer, reviewed FY 2017/18 budget differences.

- ISD support exceeded the budget, due to a change in the purchase agreement for a new skid steer.
- Meals and Entertainment exceeded budget due to the Rafter J 2nd Annual Picnic.
- Maintenance was under budget.
- Liability Insurance exceeded budget due to an audit performed by the insurance carrier.
- Employee benefits exceeded budget due to a change in employee pay structure.
- Professional expenses include engineering, legal, and accountant services.

Vicky O'Donoghue asked why the HOA has excess funds, Brian Remlinger provided suggestions on how to spend reserve funds. After discussion, Patti Patterson moved to approve the FY 2018/19 budget. Herb Brooks seconded the motion. It passed, receiving 26 votes in favor, and 11 votes opposed.

Paul Boillot discussed projects that have been discussed by the Board which would require significant funding when carried out. Paul also foresees that the gain from Rafter J investment funds could eventually make the collection of dues unnecessary.

5. Old Business.

Karen Jerger reported that she, Jean Day, and Karla Swiggum are members of a committee acquiring data on water accumulation in Rafter J homeowner crawlspaces vs. water flow in the eastside ditch. The data provided by Rafter J homeowners shows that crawlspace water levels decrease dramatically when water flow in the eastside ditch is shut off. Homeowners are encouraged to participate in the online survey, and can contact Karen for more information. Rafter J HOA, with the help of the downstream irrigator, lined a portion of the eastside ditch with bentonite, but the amount applied was not sufficient to make a difference in crawlspace water levels. The Board has agreed to meet with Paul VonGontard, the primary irrigator using the eastside ditch, to discuss water flow issues.

Other Rafter J ditch issues were discussed. Brian Remlinger agreed to serve on a subcommittee to address Rafter J drainage ditch issues.

Jim Turley reported that a study completed by Kurt Stout determined that 42 of 75 properties located within the FEMA flood plain may be eligible for removal from the list.

Kip thanked everyone who planned and organized the Rafter J 2nd Annual Picnic; it was well attended, and is supported by the Board.

Brian Remlinger reported that the ponds were stocked with Snake River Trout, and recommends restocking every five years.

Larry Lennon received positive feedback from owners with regard to the new gate in the storage area.

6. Board of Directors election.

Paul Boillot and Vicky O'Donoghue were on the ballot for a 2 year term; Joe Gawaldo and Kip MacMillan were on the ballot for a 3 year term.

Vicky O'Donoghue, Paul Boillot, and Kip MacMillan gave candidate statements.

7. Other Business.

Chris Moulder, Rafter J Design Review Committee Architect, discussed the proposed amendments to the Rafter J CC&Rs. Revision of the design guidelines are intended to maintain, or possibly increase, property values, and improve livability.

A few owners volunteered to help collect amendment ballots from their neighbors.

8. Update on the Improvement and Service District.

Larry Lennon, Rafter J Maintenance Supervisor, presented an update on ISD activities.

- Speed abatement and road safety was discussed, resulting in plans to paint fog lines and crosswalks on the major Rafter J roadways as well as turning lanes at the north entrance.
- Installation of backup power supplies for sewer lift stations was approved.
- A box brush for the skid steer, to remove roadway gravel, was purchased.

- Cleaning and camera inspection of sewer lines in the NW and SW sections was completed.

A homeowner asked if fluctuations in water pressure have been addressed. Larry responded that the water pressure is monitored twice daily and he is not aware of any issues.

Brian Remlinger asked if installing a guard rail at the north entrance has been considered. Larry responded that it has not.

9. Comments from the floor.

- Vicky O'Donoghue asked about HOA audits.
- Karla Swiggum thanked the Board for their efforts.
- Dawn Lotshaw thanked Nancy for her efforts.
- Kip thanked Larry for his efforts.

10. Motions from the floor.

Vicky O'Donoghue moved to have candidates speak at the annual meeting, and then hold the election two weeks later. Herb Brooks seconded the motion. The motion failed, 8 votes in favor, and 17 opposed.

11. Adjournment.

Joe Greene moved to adjourn and Pam Zernis seconded the motion. It passed unanimously. The meeting adjourned at 8:47 p.m.