

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, January 31, 2017, 7:00 pm
Rafter J Office

MINUTES

In Attendance:

Directors: Kip MacMillan, Joe Greene, Pam Zernis, and Bing Linhardt

Staff: Cynthia Wiley and Larry Lennon

Homeowners: Joe Gawaldo

1. Call to order.
Kip MacMillan, President, called the meeting to order at 7:00 p.m.
2. Homeowners' issues and concerns
 - a) Joe Gawaldo (Unit 801 Cedarwoods): Tree removal in Rafter J open space.
Joe Gawaldo would like permission from Rafter J to replant trees in Rafter J open space. Rafter J requires that Cedarwoods HOA take responsibility for any potential damage to water lines or other utilities under the berm. Joe stated that residents of the 800 building paid half the price for the trees and left the Board a copy of his version of the timeline of events regarding the tree issue.
3. Approval of the December 20, 2016, Rafter J HOA minutes
Pam moved to approve the December 20, 2016, minutes. The motion was seconded by Bing. It passed unanimously.
4. Financial report for December, 2016
Following discussion of several line items, Joe moved to approve the financial report. The motion was seconded by Bing. It passed unanimously.
5. Maintenance report
 - a) South entrance sign and lighting
Delcon's bid to provide power to the south entrance sign is \$4,150, which includes running wiring from an existing electrical power box. Kortum Fabrication's bid for fabricating and installing the shadow box behind the "J" symbol is \$1,800.

Bing moved to hire Delcon and Kortum Fabrication to install the wiring, shadow box, and light at the south entrance in order to match the north entrance sign at a cost not to exceed \$6,500. The motion was seconded by Pam. It passed with three in favor and one against.

WYDOT will not install overhead lights at the south entrance.
 - b) Frontend loader and bobcat
Westwood Curtis was hired to clear the pathways and the fire hydrants. Larry reported that the Rafter J front-end loader is old (1974) and not functioning well. He recommends trading in the loader and purchasing a new or used bobcat tractor with attachments.

Larry also noted that our red Ford plow truck with sander would have to be replaced within the next couple of years.

6. ISD report

Larry stated we are still having problems with residents flushing baby wipes down their toilets even though they have been asked several times by the ISD not to do this and clogging the Rafter J sewer lift pumps. The ISD is considering the purchase of a vortex pump or a grinder to help mitigate the issue.

7. Old business

a) Insurance coverage

The Board would like Pam Davidson, with Tegeler Insurance, to attend our next Board meeting and recommend the level of insurance coverage that Rafter J should consider.

b) Four new street signs

End of the Trails would like a new street sign to match those in the rest of Rafter J. The cost for a new sign is \$2,200

c) Insurance for both entrance signs

Cynthia is working with our insurance company to obtain a bid to cover potential damage to Rafter J entrance signs.

8. New business

None.

9. Review action items

The Board discussed the Action Items and removed those which have been completed.

10. Adjourn

Pam moved to adjourn; the motion was seconded by Joe. It passed unanimously. The meeting adjourned at 8:37 p.m.