

**RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday, January 20, 2015  
Rafter J Office**

**MINUTES**

**In Attendance:**

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

**Staff:** Cynthia Wiley

**Homeowners:** Bridgette Reppa, Sarah Linhardt, Monica Ryan, Brent Schaffer, Dave McIntosh, Andrew Anderson, Katie Colbert, Chris Brady, Dave Hewitt, Randy Woodford, Mike Keegan, Allison Merritt, Brian Merritt, and Bob Henderson

**Guest:** Erin Crow

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:00 p.m.

2. Homeowners' issues and concerns

a) Brian and Allison Merritt (3165 Pitch Fork Dr., Lot 30): inquiry on lot 332

Kip summarized the DRC Dog Jax approval process. Lawyers Paul D'Amours and Stefan Fodor, attorney for Dog Jax, are discussing the issues.

Lot 332 is not designated for commercial use.

Bing summarized homeowner and Director's potential concerns: commercial use, noise, nuisance, livestock, and resale.

Comments from the homeowners include the following.

Lot 332 is the gateway to the community.

Will Dog Jax require commercial rezoning?

CC&R's only allow two dogs per lot. Why should this lot be different?

The homeowners would like to have a community meeting with Dog Jax.

3. Approval of the December 16, 2014, Rafter J HOA minutes.

Paul moved to approve the December 16, 2014, minutes. The motion was seconded by Bing. It passed unanimously.

4. Financial report for December, 2014.

Following discussion of several line items, Pam moved to approve the financial report. The motion was seconded by Bing. It passed unanimously.

5. Maintenance report.

No issues.

6. Design Review Committee report

a) Bilyeu (3090 Stirrup Dr., Lot 305): minor exterior changes to house

The DRC approved the exterior changes.

b) Mikkelsen (Lot 332): new building

The DRC approved the new building plans.

7. Old business.

a) Storage Area

Paul informed the board regarding costs for two storage-area refurbishment options.

1. Snow Fence: 500 linear ft., 10' high, ~ \$18/ft., for a total estimated cost of \$9,000.
2. Drop the grade: \$12 - 15/cubic yd. to cut and fill the depression to the north for additional parking. The estimated minimum total cost is \$225,000 depending on soil and rock density.

Pierson Land Works is still working to develop a year-round method for marking each storage space.

Pre-application conference with county:

Paul asked Pierson to send the county a letter requesting a decision based upon the 1978 LDRs.

A lot boundary adjustment with Tract 3A, owned by Rafter J, may be required. Pierson will look into this issue.

8. New business.

a) DRC updates, Chris Moulder

Chris Moulder summarized the first draft of revised design standards.

b) Stop Signs & Boulders

The HOA has replaced 4 stop signs at \$225 each this winter.

c) Security System for office and maintenance building

The concern is potential theft and fire. The cost for Watch Guard to install a security system is \$1,788.69 plus a yearly fee of \$540. Alternative plans for the office include purchasing fireproof file cabinets and/or storing files offsite. Both Rafter J computers are backed up in the cloud and very little cash is kept at the office. Theft is a larger concern for the maintenance building.

d) The DRC should request both paper and electronic copies of building plans.

9. Review action items.

The Board discussed the Action Items and removed those already accomplished.

10. Adjournment.

Pam moved to adjourn; the motion was seconded by Joe. It passed unanimously. The meeting adjourned at 9:25 p.m.