

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, January 26, 2016
Rafter J Office**

MINUTES

In Attendance:

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

Staff: Cynthia Wiley

Homeowners: Brooke Gorsage, homeowner

1. Call to order.
Kip MacMillan, President, called the meeting to order at 6:58 p.m.
2. Approval of the December 15th, 2015, Rafter J HOA minutes.
Paul moved to approve the December 15, 2015, minutes. The motion was seconded by Bing. It passed with three in favor and one abstention.
3. Financial report for December, 2015.
Following discussion of several line items, Pam moved to approve the financial report. The motion was seconded by Bing. It passed unanimously.
4. Maintenance/ISD.
The ISD is installing a water main shut-off valve on Thursday. Chuck has notified Morning Star, Dr. Richter, and the occupants of the veterinarian building to let them know they will have a water outage on Thursday.

The ISD will have a Board meeting on Thursday to amend the 2015/16 budget in response to suggestions by Thompson & Palmer.
5. Design Review Committee report.
 - a) Remlinger (1915 Cinnamon Teal Road, Lot 325-011): addition
The review committee approved the addition.
6. Old business.
None.
7. New business.
 - a) Mail shed
The total cost to repair the mail shed near Big Trail and Arabian Dr. is \$1,015.50. Cynthia gave the receipts to the homeowner who will provide them to his insurance company.
 - c) Chuck: Health Insurance.
Joe moved to change Chuck's individual health insurance plan to the group Silver Basic package with Blue Cross Blue Shield of WY contingent upon Chuck's agreement. The motion was seconded by Pam. It passed with three in favor and one abstention.
8. Review action items.
The Board discussed the Action Items and removed those which have been completed.

9. Adjournment.

Pam moved to adjourn; the motion was seconded by Paul. It passed unanimously. The meeting adjourned at 7:41 p.m.