

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday, February 20, 2017, 7:00 pm
Rafter J Office

MINUTES

In Attendance:

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

Staff: Cynthia Wiley and Larry Lennon

Homeowners: Joe Gawaldo and Matthew Garber

Guest: Pam Davidson, Tegeler Insurance Company

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 suggested changes to the letter Kip wrote last year outlining conditions for planting trees on the berm located in Rafter J open space. Joe would like to remove the stipulation that Cedarwoods is responsible for any possible infrastructure damage due to replanting aspen trees on the berm. The Board tabled a decision.
3. Approval of the January 31 2017, Rafter J HOA minutes
Joe Greene moved to approve the January 31, 2017, minutes. The motion was seconded by Pam Zernis. It passed with three in favor and one abstention.
4. Financial report for January 2017
Following discussion of several line items, Pam moved to approve the financial report. The motion was seconded by Paul Boillot. It passed unanimously.
5. Maintenance report
 - a) Purchase of equipment
Gordon Gray of Rafter J ISD is checking on prices for a new or leased skid steer (Bobcat). The expense would appear on the next fiscal-year budget. Both Rafter J plows were broken in February; one has been fixed, Larry Lennon is waiting for parts to fix the other one.
6. ISD report
Larry stated we had another blockage in the same sewer lift pump as last month due to baby wipes and a 4" diameter plastic cap. Rafter J had to replace a pump.
7. Old business
 - a) Insurance coverage
Pam Davidson, who works for Tegeler Insurance, suggested Rafter J add umbrella coverage of up to \$5M to our present \$1M policy. Pam advised adding at least \$2M additional coverage.

The deductible for an umbrella policy is \$10k.

b) Street sign

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. Paul moved to approve the purchase of the sign. The motion was seconded by Pam. It passed unanimously. End of the Trails will be responsible for removing and disposing of the existing sign at their expense.

c) Insurance for both entrance signs

Cynthia Wiley agreed to obtain a bid from our insurance company to cover potential damage to Rafter J entrance signs.

8. New business

Paul noted that Larry has done a great job this winter. The Board agreed and thanked Larry.

9. Review action items

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

10. Adjourn

Paul moved to adjourn; the motion was seconded by Pam. It passed unanimously. The meeting adjourned at 8:10 p.m.