

**RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday, February 23, 2016  
Rafter J Office**

**MINUTES**

**In Attendance:**

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

**Staff:** Cynthia Wiley

**Homeowners:** Robert Fishback, homeowner

1. Call to order.  
Kip MacMillan, President, called the meeting to order at 7:03 p.m.
2. Homeowners' issues and concerns.  
Mr. Fishback inquired about the recent water-pipe break. Kip explained that the 8" C900 PVC water main, which is original pipe installed by the developer, broke due to a rock in the bedding material that was pushed up against the pipe. This has been the case for all main-line leak repairs over the last couple of years. It appears that proper bedding material was not utilized during the original pipe installation. The recent breakage was above the water table at the time of repair. In addition, there was no frost present.
3. Approval of the January 26, 2016, Rafter J HOA minutes.  
Paul moved to approve the January 26, 2016, minutes. The motion was seconded by Pam. It passed unanimously.
4. Financial report for January, 2016.  
Following discussion of several line items, Bing moved to approve the financial report. The motion was seconded by Paul. It passed unanimously.
5. Old business.  
Coral & Stable lot: Paul D'Amours, Rafter J lawyer, advised the HOA to leave the lot as part of Tract 3A. Paul Boillot mentioned the potential for development-transfer rights which could help to recoup some of the purchase cost.  
  
Pam reported that taxes on the corral and stable lot and the upper Tract 3A property were \$3,409 and \$1,509, respectively, in 2015.  
  
Mr. Fishback inquired about the possibility of registering Tract 3A as a 501.3C property.
6. New business.  
CC&R updates require a covenant change. Paul D'Amours suggested to tighten up the wording.
7. Review action items.  
The Board discussed the Action Items and removed those which have been completed.
8. Adjournment.  
Bing moved to adjourn; the motion was seconded by Pam. It passed unanimously. The meeting adjourned at 7:56 p.m.