

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, May 26, 2015
Rafter J Office**

MINUTES

In Attendance:

Directors: Kip MacMillan, Paul Boillot, and Pam Zernis

Staff: Cynthia Wiley

Homeowners: Andy Anderson

1. Call to order.

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

2. Homeowners' issues and concerns

a) Andy Anderson (1250 Bull Rake Dr., Lot 21): trees on the island of Bull Rake Dr.

Andy received a bid from Ry with South Park Nursery to remove the existing rose bush and plant a 3" diameter honey-crisp apple tree, Carl Forester grasses, and distribute 10 bags of western small bark. The total bid was \$800. Andy and a few of the other homeowners will do the physical labor and be in charge of watering the tree. South Park Nursery will plant the tree three feet from the fire hydrant.

Paul moved to approve the bid of \$800 to landscape the island on Bull Rake Dr. The motion was seconded by Pam. It passed unanimously.

b) Sharon Mader (3425 Appaloosa Dr., Lot 179): violation of open space - garden

Sharon built a 20x20 garden in the common area behind her house. She asked Rafter J to sign an Encroachment Agreement and allow the garden to remain. Paul moved to not allow Sharon to leave the garden in the common area. She must remove the garden by June 7th; otherwise Rafter J will remove the garden at the homeowner's expense. The motion was seconded by Pam. It passed unanimously.

3. Approval of the April 28, 2015, Rafter J HOA minutes.

Paul moved to approve the April 28, 2015, minutes. The motion was seconded by Pam. It passed unanimously.

4. Financial report for April, 2015.

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

a) 2015/16 Budget Review

The Board agreed to raise the 2015/16 homeowners association dues (including single-family homes, townhomes, vacant lots, commercial properties, and storage area) by 3%. Capital expenditures include open-space maintenance near Cowcamp mailboxes, painting playsets and the maintenance building, and irrigation of the parks. Operation expenses were adjusted based upon last year's final expenditures.

Pam moved to approve the 2015/16 budget as presented. The motion was seconded by Paul. It passed unanimously.

5. Maintenance report.

There are presently no substantive issues.

6. Design Review Committee report

- a) Morningstar, LLC (3000 Big Trail Dr., Lot 333): replacement sign
The review committee approved the new sign.
- b) Scharp (1670 Quarterhorse Dr., Lot 183): addition
The review committee approved the addition.
- c) Lotshaw (3315 Cow Camp Dr., Lot 254): shed
The review committee approved the shed.
- d) Tattersall (1205 Angus Dr., Lot 77): fence
The review committee approved a 5' fence.
- e) Promo (3050 Bridle Dr., Lot 319): deck
The review committee approved the new deck location and materials.
- f) Wade (1185 Hay Sled Dr., Lot 53): fence
The review committee approved a 5' fence.
- g) Woodford (1270 Bull Rake Dr., Lot 23): greenhouse
The review committee approved a greenhouse.
- h) Presbyterian Church (1515 Clydesdale Dr., Lot 156): exterior paint color
The review committee approved the exterior paint color.

7. Old business.

- a) Rafter J storage area
The board is exploring different landscape layout options with Pierson Land Surveyors.
- b) DRC updates – Chris Moulder
Tabled.
- c) Trash pickup at the two parks
The Board was not in favor of putting trash cans at the two parks.

8. New business.

None.

9. Review action items.

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

10. Adjournment.

Paul moved to adjourn; the motion was seconded by Pam. It passed unanimously. The meeting adjourned at 8:30 p.m.