

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, June 24, 2014
Rafter J Office**

MINUTES

In Attendance:

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

Staff: Cynthia Wiley and Chuck McCleary

Homeowner & Guest: Robert Gould and Heath Miller, homeowners.

1. Call to order.

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

2. Homeowners' issues and concerns.

- a) Robert Gould (1220 Fresno Dr., Lot 42): gravel parking area
Depatco's bid to remove the gravel area, lay 6" of top soil, and plant grass seed is \$2,150.
Evans' bid is \$1,243. Depatco will pave Gould's driveway in July.

Cynthia will obtain two bids to remove the gravel (Chuck will collect the gravel and place it on the pump house road), lay 6" of top soil, and plant grass seed.

- d) Heath Miller (Storage Space 119)

Heath noted that his trailer is too large for a single space, thus he rents a double spot. He would like a space and a half, but Rafter J does not have this option. Heath suggests Rafter J consider offering three sizes: single, double, and triple.

Paul is calling landscape architects to obtain bids for updating the storage area and adding leafy screening

3. Approval of the May 27, 2014, and June 9, 2014, Rafter J HOA minutes.

Paul moved to approve the May 27, 2014 minutes. The motion was seconded by Pam. It passed unanimously.

Paul moved to approve the June 9, 2014, special meeting minutes. The motion was seconded by Pam. It passed unanimously.

4. Financial report for May, 2014.

Following discussion of several line items, Pam moved to approve the financial report for May, 2014. The motion was seconded by Paul. It passed unanimously.

5. Maintenance report.

Chuck stated that the motor in well B failed; he ordered a new one which should be here this week.

Delcon will install an osprey nest pole for \$2,500. Chuck agreed to determine the cost of the pole from Lower Valley.

6. ISD Report

Hunt Construction is currently routing rubber in cracks in the Rafter J roads. Selected roads will be chip sealed during the period from mid-July to the end of August, 2014.

The ISD will post scheduling information including daily updates on the Rafter J website.

7. Design Review Committee report.

- a) Wilkins (1020 Brahma Dr., Lot 115): new siding and windows
The DRC approved new siding and color. The fiberglass windows were not approved.
- b) Montgomery (1895 Cinnamon Teal Rd., Lot 325-013): stone patio
The DRC approved a new stone patio.
- c) Block (Lot 40 / 1200 Fresno Dr.): fence
The DRC approved a 5 ft tall fence.
- d) Porthan (3250 King Eider Rd., Lot 325-041): new house plans
The DRC approved the new house plans.
- e) O'Donoghue (3220 King Eider Rd., Lot 325-038): new house plans
The DRC approved the new house plans. The materials and color have not been submitted or approved.
- f) Canetta (3210 King Eider Rd., Lot 325-037): new house plans
The DRC approved the new house plans. The materials and color have not been submitted or approved.
- g) Rendall (3135 King Eider Rd., Lot 325-066): new house plans
The DRC approved the new house plans. The materials and color have not been submitted or approved.

8. Old business.

a) Play Ground in South Park

A play set will be delivered and installed by Rainbow, from Denver, on Friday, July 11th.

Westwood Curtis will prepare the site before July 11th. They will coordinate the utility locate, lay a drainage pipe in the swale, bring in dirt from offsite, remove the sod and level the area, cap the existing sprinkler pipes, deposit sand and weed fabric, and install Rubberific Timber edging with rebar.

Terra Firma intends to deliver wood chips on Saturday, July 12th.

Sprinkler Specialty will reconnect the sprinkler system on Monday, July 14, after the play set has been installed.

Cynthia will purchase the following items on July 1: Rubberific Timber edging, bench, and soccer goals.

b) Children's Learning Center (Lot 331): Silver Star internet installation

The Board wants to see the final easement map before giving approval.

9. New business.

None

10. Review action items.

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

11. Adjournment.

Paul moved to adjourn; the motion was seconded by Pam. It passed unanimously. The meeting adjourned at 9:00 p.m.