

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, August 2, 2016, 7:00 pm
Rafter J Office

MINUTES

In Attendance:

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

Staff: Cynthia Wiley and Larry Lennon

Homeowners: Brooke Gorsage, and Andrew Marshall.

Visitors: Sean Strain, Silver Star, Sam Lunz, renter, and Barb Fields, accountant

1. Call to order.

Kip MacMillan, President, called the meeting to order at 6:58 p.m.

2. Homeowner issues and concerns.

a) Silver Star, Sean Strain: requesting an easement on Lot 332 to Tract 2A

Dr. Larson with Rafter J Dental would like to have Silver Star run a fiber optic cable to his office. Silver Star is requesting an easement from the corner of Big Trail Dr. and Valley Springs Rd. to the dental office on Big Trail Dr. The easement would run along the perimeter of lot 332 near Big Trail Dr. Sean has been working with Paul D'Amours on the legal documents. Following discussion, the issue was tabled.

b) Andrew Marshall (1250 Hay Sled Dr., Lot 63): speeding in Rafter J.

Marshall asked about the policy on speeding in Rafter J. The Board replied that this issue has been discussed many times. We have borrowed the county's solar-powered radar sign and the results always have always shown that the incidence of excessive speeding is low. However, Cynthia agreed to contact the Sheriff's office to see if we can use the radar again. It was noted that residents who observe what appears to be excessive speeding, and obtain a license plate number, can send the information to the Rafter J office and the Board will contact the vehicle owner. The Sheriff's department will not issue citations in Rafter J.

3. Approval of the June 21, 2016, Rafter J HOA minutes.

Paul moved to approve the June 21, 2016, minutes. The motion was seconded by Pam. It passed unanimously.

4. Financial report for June, 2016.

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

a) Update on credit cards.

There was discussion on the use of credit cards, and/or ACH, to pay homeowners fees. The consensus was to only pursue these options for residents who pay annually or semi-annually, but not for monthly payments. Currently, only 17% of homeowners pay monthly. The current Rafter J accounting software does not easily adapt to credit card or ACH payments. Cynthia will check with other property management companies to see what software they use.

5. Maintenance report

- a) Soccer field update: Homestead Dr.
Landscape of Jackson Hole has planted grass and is adjusting watering as needed.
- b) Rafter J entrance sign
The backlit lights have not yet been installed.
- c) Olsson & Associates visited Rafter J to inspect water flow in the east ditch.

6. Design review committee.

- a) Ciulla (3340 Cow Camp Dr., Lot 260): control fence and privacy fence. Approved
- d) D'Amours (1775 Pack Saddle Dr., Lot 301): control fence. Approved
- e) Smilie Times, Inc. (3103 Big Trail Dr., Tract 2A): new commercial signage. Approved
- d) Donnelly (1230 Hay Sled Dr., Lot 61): control fence, and roof ridge. Approved

7. Old business.

- Kip asked the Board if a storage space should be rescinded for a homeowner who has been late paying the storage fee nine times since 2012 and was warned several times. The Board agreed to recover the storage space and offer it to the next person on the waiting list.
- Paul asked if renters are allowed to have a storage space. Currently we have one renter who has had a space for several years. Renters on the waiting list have lower priority than homeowners.
- The Board and numerous homeowners were pleased that the open space was hayed. The Board asked that we thank Jack Vosika for his work.

8. New business

- a) Lot 332: change in use per Article VIII, Section 3, of the CC&Rs
The Board decided to make no changes.

9. Review action items.

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

10. Adjournment.

Pam moved to adjourn; the motion was seconded by Paul. It passed unanimously. The meeting adjourned at 8:38 p.m.