

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, August 27, 2013
Rafter J Office**

MINUTES

In Attendance:

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

Staff: Cynthia Wiley

Homeowner: Vern Martin and Scott Shepherd

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:01 p.m.

2. Homeowners' issues and concerns.

a) Rafter J Ranch Partnership (Lot 332): horses on 3.1 acres.

Too Buds, LLC has an option to purchase lot 332 and has been working with Strout Architects to design 16 fenced paddocks, horse stalls, one manager unit apartment, a hot-walk area, a covered arena, hay storage areas, and covered areas for trailers. The perimeter of the lot will be fenced.

The Board noted that in the present design, the north and south entrances would require easements. The covered arena doesn't appear to have the required 20 ft setback from the road. The final design would have to be approved by the Rafter J Design Review Committee.

b) Maintenance of Rafter J homes/yards

The Board has been contacted by a homeowner who is concerned with unauthorized gravel driveways and poor maintenance of Rafter J properties. The Board will send out letters to non-compliant homeowners. The letters will be copied to Jennifer Anderson, County Code Compliance Officer.

3. Election of officers

Joe and Pam won the 2013 Rafter J Homeowners elections. Paul moved to maintain the same officer slate: Kip (President), Paul (Vice – President), Brian (Treasurer), Joe (Secretary), and Pam (Director). The motion was seconded by Pam. It passed unanimously.

4. Approval of the July 30, 2013, minutes.

Joe moved to approve the minutes. The motion was seconded by Paul. It passed unanimously.

5. Financial report for July, 2013.

Tabled.

6. Maintenance report.

No special issues. Chuck is recovering from surgery and his hand is in a cast. He will return to the office next week.

7. Design review committee (DRC) report.

a) The Trex decking material report was tabled.

8. Old business.

None

9. New business.

a) Evergreen Tree Care

The Board would like to replace the dead trees in the central park playground. Cynthia will ask Jim at Evergreen Tree Care to assess the condition of the trees.

b) Casey Mateosky will replant two willows (15 gallons each) in the common space adjacent to King Eider early next month. Kent Spence already replaced one spruce.

10. Review action items.

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

11. Adjournment.

Joe moved to adjourn; the motion was seconded by Paul. It passed unanimously. The meeting adjourned at 8:14 p.m.