

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, September 23, 2014
Rafter J Office**

MINUTES

In Attendance:

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

Staff: Cynthia Wiley

Homeowner & Guest: Paul D'Amours, Attorney. Thomas and Cora Mikkelsen, Larry Kummer, and Robert and Kristi Gould, homeowners.

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:09 p.m.

2. Homeowners' issues and concerns.

a) Robert Gould (1220 Fresno Dr. – Lot 42): Gravel parking area

The cost to remove gravel and add top soil and seed to one side of the Gould driveway was \$1780. Gould's said the 10x10 gravel patch on the other side of the driveway was not removed. Gould offered to remove gravel and seed the 10x10 area in exchange for paying his 50% share of the \$1,780.

b) Thomas Mikkelsen (1255 Bull Rake Dr., Lot 20): inquiry on lot 332

Lot 332 by covenants is a corral/stables lot. The Mikkelsen's have an interest in moving their current business, "Dog Jax" to Rafter J.

c) Larry Kummer (1930 Cinnamon Teal Rd., Lot 325-007)

Thanked the Board for everything they do for Rafter J. He and his wife enjoy living in Rafter J.

3. Approval of the August 11, 2014, Rafter J HOA minutes.

Bing moved to approve the August 11, 2014 minutes. The motion was seconded by Pam. It passed unanimously.

4. Financial report for August, 2014.

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

5. Maintenance report.

The ISD has hired Evans to repave the driveway in front of the Rafter J office.

6. ISD report.

None.

7. Design Review Committee report.

a) Gilmour (3385 Arabian Dr., Lot 173): addition above garage

The review committee approved the revised plans with two conditions: 1. They must plant trees on the north and east side of the home to soften the bulk of the home and 2. They must install larger windows above the garage.

- b) Slater (3270 King Eider Rd., Lot 325-043): paint colors
The DRC approved the paint colors.
- c) Woodford (1270 Bull Rake Dr., Lot 23): greenhouse
Green houses are allowed, but must be approved on a case-by-case basis.
- d) Linhardt (1205 Hay Sled Dr., Lot 51): new siding samples
The concrete samples will be considered on a case-by-case basis.

8. Old business.

a) Storage Area

Bing suggested the possibility of 5'x10' enclosed storage units on an adjacent area, cut from slope. The Board agreed to work with Pierson Land Works on landscape architecture.

b) Vacant Lot Owners

Bing moved that the HOA notify owners of vacant lots in Rafter J that they must maintain their lots, mow, and spray for weeds. If they don't maintain the vacant lots, The HOA will hire a professional company and charge an additional 20% administrative fee. The motion was seconded by Paul. It passed unanimously.

9. New business.

a) Election of Officers

Paul Boillot and Bing Linhardt won the 2014 Rafter J Homeowners elections. Joe moved the following slate: Kip (President), Paul (Vice-President), Pam (Treasurer), Joe (Secretary), and Bing (Director-at-Large). The motion was seconded by Pam. It passed unanimously.

b) Rafter J Roads

Joe moved to not allow any connections of Rafter J roads to outside entities. The motion was seconded by Pam. It passed unanimously.

10. Review action items.

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

11. Adjournment.

Bing moved to adjourn; the motion was seconded by Pam. It passed unanimously. The meeting adjourned at 9:09 p.m.