

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, September 27, 2016, 7:00 pm
Rafter J Office

MINUTES

In Attendance:

Directors: Paul Boillot, Joe Greene, and Bing Linhardt

Staff: Cynthia Wiley

Homeowners: Troy Beauchamp

1. Call to order.

Paul Boillot, Vice President, called the meeting to order at 7:01 p.m.

2. Homeowners' issues and concerns

- a) Troy Beauchamp (Unit 802 Cedarwoods): Trees on Rafter J open space. Troy recounted a history of the removal of the aspens trees, which were planted on Rafter J's open space. Troy wants trees or shrubs to be replanted on the berm for which Troy, Joe Gawaldo, and Cedarwoods provided the dirt.

Paul stated that the original argument for planting the trees was to block headlights from cars on Big Trail. It is unclear why they choose deciduous trees. However, he noted that anything on Rafter J open space belongs to Rafter J.

The Board asked Troy to consider planting other shrubs, bushes, or trees such as arctic willows, evergreens, etc. which will block the headlights, but not mountain views. Beauchamp agreed to discuss the issues with his neighbors and Cedarwoods and come back to the Board for further discussion.

3. Approval of the August 2, 2016, Rafter J HOA minutes

Bing moved to approve the August 2, 2016, minutes. Joe seconded the motion. It passed unanimously.

4. Financial report for July & August 2016

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

- a) Use of credit cards to pay HOA dues. Tabled

5. Maintenance report

- a) Soccer field update - Homestead Dr.

Larry has been working on the soccer field and it is looking better. Brian, from Landscape of JH, will add another load of topsoil to level the low spots.

- b) Rafter J north entrance sign.

The sign, including a light box, has been rebuilt following the accident this spring. We have received positive feedback from the homeowners. Once Cynthia

receives the final invoice from Delcon, she will work with State Farm Insurance to obtain reimbursement for the cost to replace the sign.

Bing suggested we obtain a quote to update the south entrance sign.

6. ISD report
None

7. DRC report

a) Ciulla (3340 Cow Camp Dr., Lot 260): fiberglass door. Approved.

b) Stireman (1935 Cinnamon Teal Rd., Lot 325-009): addition. Not Approved.

c) Linhardt (1205 Hay Sled Dr., Lot 051): new roof to cover front walkway. Tabled.

d) Rendall (3135 King Eider Rd., Lot 325-066): deck extension. Approved.

8. Old business
None.

9. New business
None.

10. Review action items

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

11. Adjourn

Bing moved to adjourn; the motion was seconded by Paul. It passed unanimously. The meeting adjourned at 8:18 p.m.