

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, September 29, 2015
Rafter J Office**

MINUTES

In Attendance:

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

Staff: Cynthia Wiley

Homeowners: Rachel Spellman, Brooke Gorsage, and Chris Moulder

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:00 p.m. and announced the Rafter J acquisition of lot 332.

2. Homeowners' issues and concerns

- a) Rachel Spellman (1550 Colt Dr., Lot 205): landscape the island on Colt Drive cul-de-sac
Rachel's new landscape plan for the island on the cul-de-sac includes three blue spruces clustered near the fire hydrant. Each tree will have peat moss and mulch. Logical Landscape will do the work. She agreed to check with Chuck to make sure that tree placement will not interfere with snow removal and storage.

Paul moved to approve Rachel's landscape and plan subject to agreement by Chuck. The motion was seconded by Bing. The motion passed with three in favor, with one against.

The Board agreed they need to develop a consistent plan, including cost, watering, etc., during the winter for handling future landscape requests.

Rachel asked the Board if Rafter J would take over the maintenance of the two Cedarwoods tennis courts. The Board suggested Rachel contact Cedarwoods HOA.

- b) Ted Schull (3240 Single Tree Dr., Lot 269): new osprey nest
Ted requested to erect an osprey nest north of the pond. He would pay for the new nest. The Board asked for Ted to check with adjacent property owners and Roger Smith to determine if this is an appropriate site.

3. Approval of the August 11, 2015, Rafter J HOA minutes.

Paul moved to approve the August 11, 2015, minutes. The motion was seconded by Bing. It passed unanimously.

4. Financial report for August, 2015.

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

5. Design Review Committee report

- a) Sandretto (1255 Hay Sled Dr., Lot 46): addition
The review committee approved the addition.

- b) Bridges (1930 American Brant, Lot 325-021): entry walkway cover

The review committee approved the entry walkway cover.

- c) Summit Crest Construction, LLC (3215 King Eider Rd., Lot 325-049): new house plans
Chris Molder, architect, recused himself from making comments or voting. The plans meet the Rafter J guidelines. The DRC approved the new house plans with a variance for a 21' height.
- d) Linhardt (1205 Hay Sled Dr., Lot 051): addition
Chris Molder, architect, recused himself from making comments or voting. The review committee approved the addition.

6. Old business.

- a) Rafter J storage area
Lane markers are ready to be installed.

The Board of County Commissioner will be discussing new land regulations which may affect the storage area. The Board has requested that the Rafter J storage area be removed from rural zoning.

- b) DRC updates – Chris Moulder
The Board discussed with Chris changes in a DRC draft update.

7. New business.

- a) Election of Officers
Kip MacMillan and Pam Zernis won the 2015 Rafter J Homeowners elections. Joe moved the following 2015/16 HOA officer's slate: Kip (President), Paul (Vice-President), Pam (Treasurer), Joe (Secretary), and Bing (Director-at-Large). The motion was seconded by Paul. It passed unanimously.

8. Review action items.

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

9. Adjournment.

Joe moved to adjourn; the motion was seconded by Paul. It passed unanimously. The meeting adjourned at 9:29 p.m.