

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
MEETING MINUTES—APPROVED
February 28, 2006 at 7:00 p.m.
Rafter J Office**

IN ATTENDANCE:

DIRECTORS: Vernon Martin, Kip MacMillan, Joe Greene, Jim Huspek, and Chuck Rhea

STAFF: Cheryl Fischer

CALL TO ORDER: Kip MacMillan, Vice, President, called the meeting to order at 7:05 p.m.

MINUTES: (NOVEMBER 29, 2005 AND JANUARY 31, 2006)

Jim Huspek moved to accept the January 31 minutes subject to review. Joe seconded the motion. All were in favor. Joe moved to accept the November 29 minutes with a few minor changes. Vernon seconded the motion. All were in favor.

ACCEPTANCE OF THE FINANCIAL REPORTS:

Jim Huspek reported that the Vehicle and Equipment expense exceeds the budgeted line item amount of \$17,700. Jim moved to increase the Vehicle and Equipment line item budget amount from \$17,700 to \$24,700 by reducing the Professional line item under Operating Expense from \$20,000 to \$13,000. Vernon seconded the motion. After discussion, all were in favor. Joe moved to accept the financial report. Kip seconded the motion. All were in favor.

MAINTENANCE REPORT: Chuck McCleary was not present to provide a report.

Homeowner Concern: Chuck R. noted that he had received a call from a homeowner reporting that his cable tower had been impacted during clearing of the ice and snow from the roads and that his cable service and that of two neighbors had been disabled. The homeowner had wondered if the HOA could get Bresnan to make repairs sooner. Chuck R. stated that he didn't know if the HOA could do anything. It was further noted that Chuck M. should talk to the road crew to let them know what had occurred.

Sewer Lift: Vernon commented that Chuck M. had mentioned to him that there had been some issues when it was quite cold with getting a thermal trip on one of the sewer lift pumps on station two. Delcon had been notified and was able to reset the trip. Delcon suggested that the cold weather may have caused a lowered voltage due to increased electrical system loading that resulted in increased current draw by the pump motor. Comments followed and it was further noted that the problem has not recurred although it may likely return if severe cold weather recurs.

Cell Phone: Jim recapped the history regarding Chuck M.'s cell phone provided by the HOA. With his present phone, Chuck is unable to obtain a signal at his present residence. Jim stated that a new phone would provide Chuck with signal at his residence and would improve the overall service by adding free long distance and increasing the included call time from 800 to 1100 minutes per month; however, the monthly cost would increase by \$10. Jim explained that Chuck had offered to pay the additional \$10 monthly increase and would pay back the HOA for additional charges in months where the 1100 minutes were exceeded and that included personal calls during the month.

Snow Plowing: Chuck R. also mentioned some comments received about the snow plowing and of the slippery and rutted condition of the roads. It was further commented there is sand on the roads and drivers need to slow down.

DISCUSSION ITEMS:

House Painting: The Board discussed the cleanup and the painting of a particular house. Chuck R. further asked the Board to take a look at this house to see whether it needs painting.

Vehicle Parking: The Board reviewed letters and photos of vehicles parking on the streets as well as those of inoperable vehicles. The Board discussed the action to take on the responsible individuals. It was further noted that the Board needed to keep an eye on another property with vehicles and would discuss the issue further next month. The Board discussed an issue with a homeowner who had parked his commercial vehicle in his front yard. It was further noted that Chuck R. will talk to Paul D'Amours, Attorney, about the issue.

Correspondence: The Board reviewed and commented on incoming and outgoing correspondence. Chuck R. noted that he wanted an outgoing letter faxed to Paul D'Amours for review before it was mailed. The Board also reviewed a letter thanking the Sheriff's Office for their help in contacting the individual riding a snowmobile in Rafter J. It was further noted that the individual (a renter) as well as the property owners should be contacted. It was further noted that Chuck R. would write an appropriate letter and Chuck R. thought Chuck M. was going to talk to the individual.

Job Descriptions: It was noted to provide copies of the job descriptions for the Board and to take it up again next month.

Spring Letter: The Board discussed an outline of the spring letter along with some additional topics to add to the spring letter. Chuck R. further noted he would e-mail this or present it to the Board in a form they could read well before it is sent.

River Rock Lodge Parking Lot Lighting: Kip commented that he had talked to Jason Wells and Bart Meyers, County Planning. It was noted that Bart Meyers had called and written River Rock Lodge and that Pat Holahan, Lodge Manager, had referred it on to Bob Wachter, Lodge owner. Comments followed. Kip further noted that Jason wants the HOA to send a supportive letter to the county saying that the HOA is also concerned about the light pollution. Kip noted he would draft such a letter. It was further noted that the Board didn't need to see this letter as long as Chuck R. and Kip agree on it.

Delinquent Property Owners: The Board reviewed and commented on the list of delinquent property owners.

Other Issues: Direction was given to make an updated list of names and addresses of the directors. It was further noted to place the privacy policy on the agenda next month as an action item and to email it to everyone for review. It was also noted that Kip would provide some boiler plate policies for the draft policy on the employee paid time off.

ADJOURNMENT: Jim moved to adjourn. Kip seconded the motion. All were in favor. Meeting adjourned at 9:19 p.m.