

Rafter J Ranch HOA Board Of Directors Regular Meeting Minutes

April 18, 2006

Corral and Stables Lot 332: Chris Moulder, Rafter J Design Committee, attended the Board Meeting to explain their letter to the Board recommending approval of a proposed easement for a driveway approach from the adjacent ranch road to the Corral and Stables Lot 332 associated with a development plan for the lot being undertaken by Charlie Ross. It was noted that the developer wanted to obtain a preliminary approval for the driveway location in order to facilitate further planning for the lot development. Chris clarified that by declaring the acceptability of the driveway easement the Board would not be granting acceptance of the proposed usage of the lot. After further discussion, the Board agreed to accept the recommendation of the Design Committee and would respond with a letter to them.

Rafter J Design Committee Members: It was reported that the Design Committee is looking for two members. Comments followed on qualifications to be on the Design Committee along with a general description of a person's background. There was also discussion on the process for looking individuals. Chris shared comments on what the Design Committee does on a monthly basis. After comments, it was decided to include a note in the spring letter.

2006-2007 Fiscal Year Fees: The Board discussed the fees for the fiscal year 2006-2007. After discussion, Vernon moved to increase the fees 5% across the board excluding storage fees. Jim seconded the motion. All were in favor.

Draft Policy on Homeowner Debit and Credit: Vernon shared comments on the revised draft policy on Homeowner Debit and Credit and Kip requested that it be e-mailed to the Board for review.

ADJOURNMENT: Jim moved to adjourn. Joe seconded the motion. All were in favor. Meeting adjourned at 9:42 p.m.