

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
MEETING MINUTES—APPROVED
May 30, 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

HOMEOWNERS: Don Martin, Julia Thompson, Joseph (Guy) Sebastian, Bob Henderson, Lane Bybee, Frannie Huff, Christie Denton, and Dale Taylor

OTHERS: Matt Ostdiek, Rendezvous Engineering; and Maureen McNulty

CALL TO ORDER: Chuck Rhea, President, called the meeting to order at 7:03 p.m.

MINUTES: (APRIL 18, 2006)

Joe Greene moved to approve minutes subject to several minor changes. Jim seconded the motion. All were in favor.

ACCEPTANCE OF THE FINANCIAL REPORTS:

Jim Huspek reported an issue involving liability. Jim noted that every year the liability insurance renewal begins May 1. When the budgets are generated, the premium payment must be estimated nearly a full year in advance and is often wrong. After discussion it was noted to explore 1) having the insurance company start their policy year on our fiscal year, or 2) pay the entire premium in the current fiscal year, even though the insurance coverage spans most of the next fiscal year, moving approximately \$5,000 from the professional budget line item into liability insurance to cover the whole payment this fiscal year. Jim moved to amend the budget to move approximately \$5,000 from professional to the liability insurance. Kip seconded the motion. All were in favor. Chuck R. and Jim also commented on the pace of the growth of the Emergency Fund through the year. Kip moved to approve the financial reports and Vernon seconded the motion. All were in favor.

MAINTENANCE REPORT:

Chuck McCleary was not present to give a report. Chuck R. shared some conversation on several things including a boat persistently in a driveway and keeping the sewer lift pumps working.

IMPROVEMENT AND SERVICE DISTRICT (ISD) ISSUES: The following ISD-related information was reported to the Board.

ENGINEERING REPORT: Matt Ostdiek provided an update on the following issues:

Rafter J Storage Tank: Matt reported that he expected to finish the storage tank contract documents by July 2nd. He stated that a big delay had occurred in completing the design of the tank structure. He mentioned another similar project he is bidding alongside Rafter J and he is hoping to get those plans into the contractor's hands by July 2nd. He is aiming for a bid date around June 14th. Matt also asked the Board whether to delay Rafter J's tank until next spring or push the date to have it completed this fall. Jim (ISD President) stated that he would really like to complete it this year. Matt further noted it would be cheaper to get it done ASAP.

Rafter J Infrastructure Project:

Water Project: Matt reported that he would have the bid documents done by June 16th. He noted all the demonstration project issues from last winter are nearly completed. He also noted that driveway patching was included in the contractor invoices so he would be getting invoices out to the affected residents for that.

Sewer System Repairs: Matt reported that, of the sewer service lines last year suspected of leaking based on the water main inspection, approximately 30 to 40% didn't appear to be leaking last year. He plans to TV those that didn't appear to be leaking one more time. Matt would like to do so now while the ground water is at its highest, and therefore would probably be pushing to inspect within the next two weeks. The inspection would only involve those lines that were thought to be leaking previously but were not leaking last summer. He noted he had all the permits and other documents to submit as soon as the bid documents are done. Jim further asked Matt about the coordination with Lower Valley. Matt responded that he would be doing that in conjunction with these plans.

Water Meter procurement: Matt also noted he would be getting the water meter project out at the same time, too.

Well: Matt noted that he hadn't heard anything about it, but the extra funding was approved. He estimated a letter from the Wyoming Water Development Commission (WWDC) would be received within the next two weeks for a project agreement, an amendment to the contract to add in the well funding. Matt plans to get bid documents immediately after that. He noted the well would be essentially a re-bidding of the job done previously.

Other items: Matt and the Board discussed the Konitz Water Service, NE-40 Sewer Main, Vosika Water Rights, and the Lower Valley Utility Easement Request. Matt also recommended that the Board have the attorney review the Lower Valley Easement which Chuck R. agreed to do.

HOMEOWNERS' ISSUES AND CONCERNS:

Joseph (Guy) Sebastian spoke with the Board regarding the weeds along the pathways. The Board indicated that it would continue to spend money on trying to keep the weeds under control.

Julia Thompson requested permission to use the common area for a party. After discussion Kip moved to approve the request of Julia Thompson's party of August 5th. Jim seconded the motion. All were in favor.

Bob Henderson, Don Martin, and Frannie Huff were on the agenda regarding concerns and issues on a proposal for development of the Corral and Stables Lot 332. There was also discussion on other possible ideas for the lot and forming a committee. After discussion Chuck R. appointed the committee as Don Martin chairman, along with Joe Greene and Bob Henderson. It was also noted that somebody on the Board should talk to the Design Committee and Chuck R. further noted that he will have a discussion with the Design Committee.

Dale Taylor and Lane Bybee were on the agenda regarding fence issues. Lane is looking to build a fence but doesn't want to have a fence that blocks everybody's view, and he has a neighbor that also wants to build a fence. Dale noted they all want to make theirs similar to his wire fence that he was made to remove. They asked the Board what they needed to do in order to get a ballot or something going so they could try modifying or removing the restriction on wire fences. The Board provided information on the process and some different avenues regarding this request.

DISCUSSION ITEMS:

Correspondence: The Board reviewed incoming and outgoing correspondence and noted the action to take on those items.

Signs and Speeding: Kip reported that the height of signs has to be seven feet above the ground and no more than seven feet from the pavement. Kip also noted that he had a catalog for Chuck M. He reported he had left two messages with the Sheriff's Department to get stop signs for the same price that he pays for them. Kip also reported that he had left two messages for Darren Rudd this week and last week, but he had not called back about using the radar device in Rafter J.

Covenant Violations: The Board discussed covenant violations and decided to take action in filing a complaint on an individual's covenant violation. Chuck R. also indicated he would follow up on cars routinely parking on the street.

Gravel Patches in Yards: Jim suggested to the Board that he would like Chuck M. to drive around the subdivision and record all the lots in which vehicles are being parked on gravel patches where the lawn should be. He then wants to send letters to the owners of the lots.

Painting Homes and Fences: Chuck R. believes that a survey of fence conditions should be done by Chuck M. The Board discussed houses getting painted and noted letters had been sent to owners of houses in need of painting as well as responses received. The individuals that had not responded were discussed and it was agreed to talk to the Attorney about them.

Other items: Vernon reported the storage area gate being open numerous times and presented some ideas on the situation. After discussion, Chuck R. suggested continuing the current practice along with putting up a sign reminding patrons to close and lock the gate when leaving. Vernon also commented on a dog getting shot by a pellet gun in Rafter J, and it was noted that the incident had been reported to the Sheriff. There were also comments concerning renters routinely parking on a particular street along with exploring the idea of towing improperly parked vehicles. It was suggested to have the attorney investigate the ramifications of towing improperly parked vehicles. Joe also mentioned that a number of people living around Walden Pond asked about the absence of no-fishing signs. Discussion followed and Vernon cited the Rafter J Rules regarding fishing. Joe also commented on the use of boulders to restrict traffic and the moving of boulders. After discussion, it was agreed to direct Chuck M to move them but to use good judgment on their placement to provide some margin for error. Joe also reported that he had received several inquiries about coordinating a Rafter J clean-up along US 89. After discussion, it was decided that a clean-up really doesn't have anything to do with the Association.

ADJOURNMENT: Kip moved to adjourn. Joe seconded the motion. All were in favor. Meeting adjourned at 10:12 p.m.