

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
January 22, 2008, at 7:00 p.m.
Rafter J Office

In Attendance:

Directors: Vernon Martin, Kip MacMillan, Joe Greene, and Paul Boillot; Absent: Jason Wells

Staff: Cheryl Fischer

Homeowners: Jim Huspek, Don Martin, and Jeanne Simanek

Others: Paul D'Amours, Rafter J Attorney

President's Report: Kip MacMillan, President, called the meeting to order at 7:05 p.m.

Minutes (November 27, 2007) and August 21, 2007 Annual minutes: Vernon moved to approve the November HOA minutes. Paul seconded the motion. It passed unanimously. The Board also accepted the August Annual HOA minutes.

Maintenance Report:

- **Water usage:** Kip reported that Chuck McCleary told him we are presently pumping approximately 320,000 gallons of water a day, which is about 100,000 gallons/day higher than last year at this time and may indicate a leak.

Improvement and Service District (ISD) Issues:

- **Infrastructure project:** Jim Huspek stated that Rendezvous Engineering is still not ready with the bids for the infrastructure project.
- **New well:** Vernon said that the new well was abandoned because Thomas Drilling couldn't get past the fine sand and the water coming up made it difficult to keep their equipment on site. They reached 248', while the contract allowed for 250'. Rendezvous Engineering will consult with a geologist concerning acoustic monitoring and the possibility of small bore test holes. However, there will be no further drilling until spring.
- **New water storage tank:** Jim reported that work is progressing in preparation for installation of the new water storage tank.

Homeowners' and Resident Issues and Concerns:

- Jeanne Simanek was on the agenda regarding the Rafter J north entrance. Jeanne stated that the entrance is often very slick and noted that there is no right turn lane on highway 89 into Rafter J, even though the speed limit is 55 mph. It was agreed that Kip will ask Chuck to place sand at the entrance.

Discussion Items:

- **Correspondence report:** The Board reviewed the correspondence log submitted by Cheryl.
- **Green Turf Lawnscape bid:** Vernon moved to accept the Green Turf Lawnscape bid for weed control spraying and obtain a discount by paying early (before March 28). Paul seconded the motion. However, following discussion, the Board decided that we should obtain a second bid and re-examine the weed control spraying issue next month. Kip will ask Chuck to seek a new bid.
- **Complaints and Fines Policy:** Vernon reported that he combined the proposed Complaints and Fines Policies. The Board agreed with the concept and Vernon will ask the Rafter J Attorney for a legal opinion on the policies.
- **Medical Insurance, Employee Reimbursement, Correspondence, and SEP (Simplified Employee Pension):** Joe moved to accept the Medical Insurance, Employee Reimbursement, Correspondence, and SEP policies. Paul seconded the motion. It passed unanimously.
- **Job descriptions:** Vernon moved to accept the Rafter J job descriptions. Joe seconded the motion. It passed unanimously.
- **Storage shed variance:** Kip reported that Chuck has been unable to hand deliver the Board's letter to the homeowners with a non-compliant storage shed; he will try again tomorrow.
- **2008-2009 Fiscal Year fee structure:** Vernon reported that we will send the new fiscal year fee coupons in May; thus the Board must decide upon 2008/09 fees by April. It was also noted that by covenant, fees cannot be raised more than 5%. The decision should be based upon budget needs. Following discussion, the Board asked to receive the 08/09 budget prior to the March HOA meeting
- **Interest rates on bank accounts:** Jason and Paul are checking interest rates at local banks and will report next month.
- **Start bus in Rafter J:** Cheryl called and spoke with a start bus employee about providing a bus stop in Rafter J. They are considering Rafter J, but there are insufficient resources for the next couple of years.
- **Pathway community cleanup:** The Board discussed an idea from a homeowner regarding a Rafter J pathway community cleanup.
- **Traffic solutions, speed alert sign:** Vernon reported that he had looked into the cost of purchasing a speed alert sign for Rafter J. The base price is \$16,895 and the solar cell power source is an additional \$895. The sign could also be used to post notices, (e.g., water outages,) and is programmable from a pc. Following discussion, the Board decided not to purchase the speed alert sign.

New Business:

- **Postal keys:** Vernon reported that the locksmith we use to make duplicate postal keys requires an advance appointment and that some postal key blanks are not available locally. Vernon noted that we can buy postal key blanks and a grinding machine to make the keys for \$300-400. Following discussion, the Board agreed to buy the postal key blanks, but have the keys made by local businesses.
- **Recycling trash bins:** Cheryl informed the Board that Tammy Coy, Administrator of River Rock Lodge, wants to know if homeowners would be interested in doing recycling together. The cost is about \$90 per bin. The Board decided that the recycling center is close and homeowners can easily drop off their own materials.
- **Directors and Officers Liability Insurance policy:** Cheryl reported that the HOA Directors and Officers liability insurance policy was renewed in December 2007.
- **Definition of "Family" as used in the Rafter J Covenants:** The Board discussed the definition of "Family" as used in the covenants. Paul suggested that we institute a Rafter J Rule defining a Single Family Residence for purposes of our covenants as a maximum of (3) unrelated people. After discussion, the Board agreed on the following Rafter J rule: "Family means one (1) or more individuals related by blood, marriage, adoption, or guardianship, or not more than three (3) individuals not so related, occupying a dwelling unit, and living as a single housekeeping unit". Vernon moved to accept the new Rafter J rule that defines a Single Family Residence. Paul seconded the motion. The motion passed unanimously.

Adjournment: Joe moved for adjournment and Paul seconded the motion. It passed unanimously. The meeting adjourned at 9:23 p.m.