

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED**  
**April 28, 2009, at 7:00 p.m.**  
**Rafter J Office**

**In Attendance:**

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

**Staff:** Cheryl Fischer

**Homeowners:** Wayne Flittner

**President's Report:** Kip MacMillan, President, called the meeting to order at 7:02 p.m.

**Financial Report:** Jason presented the March Financial Report and noted that the Liability Insurance expense line item reflects an annual renewal. Vernon moved to approve the Financial Report. Paul seconded the motion. It passed unanimously.

**Maintenance Report:**

- **Street signs:** Vernon reported that Chuck M. has been refurbishing the street signs in Rafter J.
- **Entrance sign:** The Rafter J north entrance sign, damaged due to a vehicle collision this winter, has been repaired.

**Homeowners' and Resident Issues and Concerns:**

- Wayne Flittner noted that the irrigation ditches will soon experience a major seasonal flow increase. He will research irrigation rights and provide details when available. If homeowners experience flooding issue, they should contact the owner of the ditch, Paul VonGontard. David Quinn, President of Melody Ranch Development, Inc., manages the southeast ditch. Paul suggested placing information on the Rafter J website.

**Improvement and Service District (ISD) Issues:**

- **Infrastructure improvement project:** Vernon reported that Westwood Curtis has completed work on all homeowner water service lines and is beginning to repair sewer lines. He noted that letters have been mailed to homeowners requiring sewer work repairs. The ISD has posted official specifications for water, sewer, and driveway repairs on the Rafter J website. Vernon also mentioned that the contractor is abandoning a sewer line by the Walden Pond townhomes. The areas affected are Bridle and Collar Drives; no vehicle access will be allowed on those streets during the repairs. Work is estimated to commence at 8:00 a.m. on May 4<sup>th</sup> and last for a week.
- **Lower Valley Energy:** Wayne and Vernon mentioned that Lower Valley Energy is working in Rafter J to replace the major power distribution lines. Their schedule is not yet known.
- **Original water storage tank:** Kip asked the ISD Board for an update on vandalism to the original water storage tank. Vernon reported that the responsible parties were billed for the damages. The ISD has received some payments and are waiting for the rest.

**Discussion Items:**

- **Homeowner encroachments onto Rafter J common areas:** The Board reviewed a draft letter regarding encroachment onto Rafter J common areas. Following discussion, Vernon moved to send the letter to all homeowners. Jason seconded the motion. It passed unanimously.
- **New playground equipment:** Paul reported that a \$1,000 deposit was paid for the new playground; once the equipment is delivered, the full amount is due. Paul also spoke with the Board regarding the options of purchasing either rubber or wood mulching for the playground area as well as using rubber logs for the edging. Following discussion, it was agreed that Paul will obtain prices for wood mulching and rubber logs. The Board also considered locations for the playground equipment. Kip suggested placing the playground in the middle of the central park and adding a picnic bench, landscaping, and some signage. Following further discussion, Paul agreed to coordinate with Chuck M. in determining placement of the equipment.
- **County Day Care driveway access easement:** Kip reported that the Lot 331 driveway easement agreement between Rafter J and the County was signed and delivered to the county.

- Fee Schedule/Budget for 2009/2010: Jason presented a draft version of the FY 2009-2010 HOA budget based upon a 45% decrease in homeowner fees. Expense estimates are based on a 5% increase in costs. The draft budget includes \$68,227 in capital expenditures for additional fencing, a new snow plow, storage area improvements, and playground equipment. Jason also suggested increasing the storage area fees by 60% to raise money for improvements to the storage area. There was discussion regarding modifying the contracted amount for employee's time and the use of vehicles by the Improvement and Service District (ISD).

The possibility of decreasing homeowner's fees is due to the fact that the ISD is no longer billing the HOA for infrastructure usage. In the future, the ISD will raise revenue directly. Vernon moved to decrease homeowner fees for next year by 45%. Jason seconded the motion. It passed unanimously. Vernon also moved to cap the maximum allowed homeowner fee increase in any given year to 5%. Jason seconded the motion. It passed unanimously. Vernon moved to increase the single storage fee by \$4.20 per month and the double storage area fee by \$8.50 per month over the previous year's rate. The new rates will be \$11.20 and \$22.50 per month, respectively. Jason seconded the motion. It passed unanimously.

**New Business:**

- Board signatures on checks: The Board discussed and agreed to having two signatures on checks written for an amount over \$5,000.

**Adjournment:** Vernon moved for adjournment and Jason seconded the motion. It passed unanimously. The meeting adjourned at 8:50 p.m.