

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

**May 29, 2012, at 7:00 p.m.**

**Rafter J Office**

**In Attendance:**

**Directors:** Kip MacMillan, Joe Greene, Brian Remlinger, and Paul Boillot

**Staff:** Chuck McCleary and Cheryl Fischer

**Homeowners:** Sharon Mader

**Others:** Ilene Zwerin

**President's Report:** Kip MacMillan, President, called the meeting to order at 7:15 p.m.

**Financial report:** Brian presented the April, 2012, Financial Report including the following totals: Revenue, \$6,944; Operating Expenses, \$15,629; Major Repairs and Replacements, \$291; and Net Operating Income, (\$8,977). The amounts in the Rafter J bank accounts are: Checking (Wells Fargo), \$429,927; Money Market Fund (Wells Fargo), \$18,813; Money Market Fund (Bank of Jackson Hole), \$202,491; and the Petty Cash, \$1,117. The total in the Ending Cash Balance (sum of Checking Account, Money Market Funds, and Petty Cash) is \$652,349. Brian moved to approve the April, 2012, Financial Report. Paul seconded the motion. It passed unanimously.

**Maintenance report:**

- **Maintenance items:** Chuck reported that the Rafter J storage area was sprayed with roundup, Green Turf fertilized the parks and around the Rafter J Office, the generator was serviced, he is waiting for an individual to service the chlorine injector, and he installed mulching blades on the new lawn mower.
- **Staging area:** Kip will ask Gordon to talk to Westwood Curtis regarding cleanup of the staging area.
- **Bike path curb:** Brian suggested that once the clean-up in the staging area is finished, the dirt should be shoveled out of the bike path at the end of the staging road. In addition, weeds growing between the bike path and the curb should be sprayed. Chuck volunteered to take care of the latter item.
- **Central park:** Paul mentioned that someone had contacted him about a loose tree in the central park. Brian agreed to check it.
- **Small swing:** It was noted that the small swing hasn't been hung in the main park playground because of a cracked board. Following comments, Paul will contact the playground company regarding the board.
- **Survey marker:** Paul asked that the survey marker on the south side of the bridge be removed.
- **Silt fence:** Chuck will contact Mike Bishop regarding removal of the silt fence behind Café Bean.

**Design Review Committee Report:**

- **Walden Pond Lot 40:** It was noted that the Design Review Committee has not approved the building plans for Walden Pond Lot 40.
- **SE-40 Townhome units:** The Design Review Committee reviewed paint samples for the SE-40 Townhome units and did not approve the trim color.

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

- Sharon Mader spoke with the Board regarding the teepee on her property. She requests permission to keep the teepee up through June 9<sup>th</sup> for a ceremony. She agreed to pay a \$25 fine for ignoring previous CCR violation notices. The Board agreed to allow her to leave the teepee up through June 9 contingent upon her paying the fine.

**Improvement and Service District (ISD) Issues:** There was no ISD report.

**Discussion Items:**

**Correspondence:** There was no correspondence.

- **Nominating Committee:** It was noted that Kip and Paul's HOA terms are up this year and Tyler had to resign from the Board. Following comments, Brian agreed to chair the Nominating Committee.
- **Annual Homeowner's meeting date:** The Board agreed to have the annual meeting on August 21<sup>st</sup> and Cheryl will determine possible sites for that date.
- **2012/13 Budget items and fees for the next fiscal year:** Brian reported that he projected the 2012/13 budget based upon actual 2011/12 expenditures to date. He included the following additional operating expenses: adding benches along the creek and ponds, adding concrete aprons near the main park, reconnecting Adam's ditch to the western Walden pond, and adding a gravel levee for the walking paths. Paul moved to increase the HOA and storage fees by 5%. Joe seconded the motion. Following discussion, Paul moved to amend the motion to a 3% increase. Joe agreed. The amended motion passed unanimously. Brian will send a draft budget to the Board via e-mail.
- **Playground equipment:** The Board discussed the playground equipment donated by the Children's Learning Center and decided not to install it in Rafter J.
- **Concrete proposal bid, boulders, and park benches:**

**Concrete proposal bid:** The Board reviewed a \$19,750 proposal from Sundance Concrete to add an additional concrete apron around the central park and concrete pads for benches in Rafter J. Joe suggested placing boulders near the present apron as a cheaper and simpler mitigation strategy. The Board agreed to try it. Brian suggested placing appropriate sized boulders at either end of the concrete apron in the main park.

**Park benches:** The Board discussed purchasing four benches constructed either of recyclable plastic, \$599 each, or redwood, \$325 each. It was noted that the benches would have to be bolted or strapped to the concrete pads. There were also suggestions to add trees around each bench for shade. The Design Review Committee will be asked to consider the bench design. The Board asked Chuck to obtain new bids for the concrete pads.

- **Replacement laptop:** The Board discussed the purchase of a new office laptop, but tabled the issue for now.
- **HRA Certificate of Corporate resolution:** The Board reviewed the HRA Certificate of Corporate resolution. Following discussion, Brian moved to approve signing the resolution. Paul seconded the motion. It passed unanimously.

**Other Business:**

- **High-speed internet:** Paul reported that he has been looking into upgrading the high-speed internet for the Rafter J office. He contacted Compunet and Bresnan for bids. Our costs would be \$5k. It was also noted that Café Bean, Children's Learning Center, and the Rafter J ISD want to participate. Following comments, Paul agreed to contact the church regarding their high-speed internet needs.
- **Rafter J community picnic:** Paul suggested Rafter J consider hosting a community picnic, either catered, or potluck with Rafter J supplying meat and lemonade. Following discussion, Paul agreed to contact Café Bean regarding borrowing their grills.

**Adjournment:** The meeting adjourned at 8:55 p.m.