

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
July 31, 2012, at 7:00 p.m.
Rafter J Office

In Attendance:

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

Staff: Cheryl Fischer

Homeowners: Vernon Martin, Pam Zernis, Kent Spence, and Kasey Mateosky

President's Report: Kip MacMillan, President, called the meeting to order at 7:13 p.m.

Minutes (April 24, 2012 and May 29, 2012): Brian moved to approve the April, 2012, HOA minutes. Paul seconded the motion. It passed unanimously. Joe moved to approve the May, 2012, HOA minutes. Brian seconded the motion. It passed unanimously.

(FY 2012-2013 budget): Brian presented a proposed FY 2012-2013 budget. Following discussion, Brian moved to approve the FY 2012-2013 budget. Paul seconded the motion. It passed unanimously.

Maintenance report: Kip reported that Chuck informed him there are no major problems. Brian noted that a sprinkler system powered by a generator is being used for watering the seeded grass area next to the large pond. In addition, extra drip lines have been added for watering the trees in the central park.

Improvement and Service District (ISD) Issues: The staging area has been cleaned up and the levy trail topped with crushed gravel.

Design Review Committee Report: The Board will review the June and July Design Review Committee Report.

Homeowners' and Resident Issues and Concerns:

- Kip reported that his neighbor's crawl space was flooded from the Wilson ditch along Arabian. The Wilson ditch and two lateral ditches are leaking and should be fixed, or at least operated with reduced pressure. The state statute requires that the owners must fix ditch leaks. Following discussion, Brian suggested giving Roger Scherr-Thoss a deadline of October 1 to fix the ditch, and if he is not willing to fix it, then we fix it and charge him for the repair.
- Kent Spence, owner of a King Eider unit, wants to remove some willows in the adjacent commons area and decrease the willow density along the ditch. He promised to transplant willows that can survive to the southwest area of the King Eider commons region. He will also plant some 12 to 15 ft tall spruce trees in areas to be determined after consultation with his neighbors. Brian mentioned that habitat for moose is a concern; he is willing to allow transplanting some willows, but wants to keep a good habitat pathway. He also requested that Spence have a landscape architect provide the HOA with a plan, including drawings, for removing, transplanting, and planting trees and bushes. Spence noted that he was willing to do this and to put up a bond as guarantee. He also agreed to speak with the neighbors to make sure they are in agreement. Following much discussion, Brian put forth the following plan: 1) the proposal requires the approval of all neighbors along Bridle Drive 2) since willow transplant is not always successful, for every willow removed in regions to be agreed upon, three new ones at least 15 gallon sized must be added in regions to be agreed upon, 3) the transplanted survival rate must be at least 90% after a 3 year period. 4) the willow and bush density of the area to be thinned must not be reduced by more than 70% in any area with 30% remaining. It was further noted that there are technical guidance documents for transplanting willows.

Discussion Items:

- **Correspondence:** The Board reviewed an e-mail from a homeowner regarding a house on Buck Rail Drive with a large unattended fire and wood stored in the neighbor's sight lines. Kip agreed to alert the homeowner regarding these issues.
- **Staining of the playground equipment:** The Board reviewed a bid for staining the playground equipment. The bid was for \$1,400 and included power washing and the use of a solid base stain. Paul agreed to discuss the price with Monarch Painting Services.

- Rafter J signs: The Board will ask Chuck to stain the Rafter J signs in the fall.
- Playground equipment beam: Cheryl will check on the wood beam ordered for the small swing.
- Health insurance renewal: Kip reported that he signed the paperwork to renew the existing employee health insurance policy.
- Board Meeting dates for July-December 2012: The Board reviewed and approved the following meeting dates for July through December, 2012: July 31st, August 28th, September 25th, October 23rd, November 27th, and December 18th.
- Postal units: An individual inquired about a postal box for a house in the new King Eider area. Following discussion, it was noted that Too Buds must provide, and pay for, the postal units in that area.
- Nominating Committee: Paul and Kip are candidates for the homeowner's board; they must provide a candidate statement by Monday, August 6th. Individuals considering running for the board must be members in good standing with the Association and be full-time residents of Rafter J.
- Office file organization: Barb is almost finished organizing files in the closet.

Adjournment: Joe moved for adjournment and Paul seconded the motion. It passed unanimously. The meeting adjourned at 8:54 p.m.