

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Friday, January 29, 2013
Rafter J Office**

MINUTES

In Attendance:

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

Staff: Cynthia Wiley

ISD: John Shipman

Homeowner: Matt Ostdiek

1. Call to order.
Kip MacMillan, President, called the meeting to order at 7:03 p.m.
2. Homeowners' issues and concerns.
 - a) Storage unit late fees (lot 326-022).
A homeowner has not paid storage dues in a timely manner and owes \$140 in late fees. The Board did not waive the late fees; the homeowner either pays the fees or the storage area will be assigned to the next person on the waiting list.
 - b) George Linhardt – landscaping around the storage area.
A homeowner sent a letter to the Board requesting landscape screening of the storage area. The Board is already working with a landscape architect to screen the storage area.
 - c) 50 gallon can in storage area.
A homeowner, Paula Hughes, notified the office, and provided a photograph, of a sealed 50 gallon can in the Rafter J storage area. Brian will work with Chuck to determine the can's contents and effect safe removal from the storage area this spring.
 - d) Storage unit late fees (lot 124).
A homeowner claimed she did not receive storage fee statements prior to the late fee notice dated January 23, 2013. She last paid her storage fees in July, 2011. She has now paid in full, but objects to the \$50 she has accrued in late fees. The Board discussed the situation and noted that it is the homeowner's responsibility to pay the storage dues in a timely manner and did not waive the late fees.
3. Approval of the December 14th, 2012, minutes.
Brian moved to approve the minutes. The motion was seconded by Paul. It passed unanimously.
4. Financial reports for November and December, 2012.
The HOA is moving all accounts from Wells Fargo to the Bank of Jackson Hole. All funds will be FDIC secured at the Bank of Jackson Hole through a CDAR account.

Following discussion of several line items, Brian moved to approve the financials. The motion was seconded by Paul. It passed unanimously.

Cynthia spoke to Paul D'Amours about two homeowners who filed for bankruptcy and still owe HOA dues prior to their foreclosure. Following D'Amours' suggestion for these particular cases, the Board agreed to write off the \$2,926.39 as a bad debt.

5. Maintenance report.

Kip reported that Chuck had an accident with the snow plow, which slid into a car. The cost was covered by insurance.

6. ISD report.

John Shipman noted that the ISD may require \$200k to pay off the infrastructure loans and thus minimize interest charges. The Board replied that the money is available and requested a three month notice if the ISD decides to use the funds.

John reported that JB Mechanical is working on water meter problems.

7. Design review committee (DRC).

a) The residents in lot 309 constructed a shed on their property without obtaining approval from the DRC or the HOA. The DRC considered the issue and tabled further discussion until they receive photographs of the existing shed and Chuck verifies the setbacks.

8. Old business.

a) Website.

9 Cloud Web Design provided a draft of the new Rafter J home page. The Board appreciated the clean appearance, but requested additional emphasis on the background mountains which define the valley. The Board asked that an "under construction" banner be added to the existing Rafter J website and requested that someone from 9 Cloud Web Design, as well as ISD Board members, attend the next HOA meeting to discuss the website design in detail.

b) Demonstrations and protest in Rafter J.

The Board discussed Rafter J's rights in the case of demonstrations such as that by Operation Save America last year. The Board requested that Paul D'Amours, Rafter J attorney, provide a resolution clearly stating our rights and the limits of demonstrators.

c) Water rights.

The Rafter J pond water rights permit was issued by the State Engineer's office (Reservoir Permit #13988R).

Brian agreed to write a letter to Too Buds asking them to reconnect the ditch to the Rafter J pond.

9. New business.

a) Meeting schedule.

The Board reviewed the six proposed meeting dates for the next six months. Presently, meetings are set for:

February 26, 2013

May 28, 2013

March 19, 2013

June 25, 2013

April 30, 2013

10. Review action items.

The Board discussed the Action Items and removed those which have been completed.

11. Adjournment.

Paul moved to adjourn; the motion was seconded by Brian. It passed unanimously. The meeting was adjourned at 8:25 p.m.