

**RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Friday, December 14<sup>th</sup>, 2012  
Rafter J Office**

**MINUTES**

**In Attendance:**

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

**Staff:** Cynthia Wiley

1. Call to order.  
Kip MacMillan, President, called the meeting to order at 7:00 p.m. Kip requested a moment of silence for the tragedy in Newtown, CT.
2. Homeowners' issues and concerns.
  - a) Roxanne Bierman (Lot 321): "No Parking" signs at the central playground  
Roxanne dropped off pictures at the office of several possible sign designs to replace the present "No Parking" signs in the Central Park. There does not appear to be a benefit to replace the signs since all seem similar. Moreover, "No Parking" signs should be uniform throughout Rafter J subdivision.
3. Approval of the November 28, 2012 minutes.  
Paul moved to approve the minutes as amended. The motion was seconded by Pam. It passed unanimously. Joe is drafting a protocol for e-mail ballots.  
  
Follow up on King Eider Estates.  
Brian: Kasey Mateosky agreed to plant new willows (6' - 8'/15 gal) to replace those he had cut down in the commons area. He will also remove the remaining stumps.  
  
Mark Schultheis house is under construction. Mark was given permission to remove three dead willows and replace them with 9 – 15 gallon willows in specified locations.
4. Financial reports for November and December, 2012.  
Brian provided Quick Books balance sheets for income and expenditures. The Board tabled approval of the financial report. Paul requested spreadsheets which show the month-to-month income and expenditures, together with the yearly budget, for each line item.
5. Maintenance report.  
Kip reported that Chuck had no major problems this month in Rafter J. However, one sewer lift station backed up due to baby wipes. Kip inserted a note in the fall letter requesting that residents not flush large objects into the sewer line.
6. ISD report.  
None.

7. Design review committee.

- a) Farag (Lot 309): The residents constructed a shed on their property without obtaining approval from the DRC or the HOA.  
Aida Farag called to discuss the shed. She agreed to submit an application for the shed prior to the next DRC meeting.

8. Old business.

None.

9. New business.

- a) Redesign and upgrade the Rafter J website.  
9 Clouds provided a bid of \$4,500 to construct a new Rafter J website.  
Circumero's bid was for \$15,000. Nezz Dog's bid was for \$1,500. Relief Technologies did not respond.

ISD will pay 50% of the website cost.

The issue was tabled. Cynthia will speak with representatives from Nezz Dog and 9 Clouds to clarify the scope of work and price.

10. Review action items.

The Board discussed the Action Items and eliminated 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 8:12 p.m.