

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, March 19th, 2013
Rafter J Office**

MINUTES

In Attendance:

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

Staff: Cynthia Wiley & Chuck McCleary

Guest: John Shipman, Juli James, and Jen James

1. Call to order.
Kip MacMillan, President, called the meeting to order at 7:04 p.m.
2. Homeowners' issues and concerns.
 - a) Juli and Jen James introduced themselves to the Board. Juli purchased a unit in South East 40.
3. Approval of the February 26, 2013, minutes.
Paul moved to approve the minutes. The motion was seconded by Pam. It passed unanimously.
4. Financial report for February, 2013.
The financials were tabled. Brian will email the Board if there is anything that requires detailed discussion.
5. Maintenance report.
Chuck will install the swing-set beam this week.

Wedco went bankrupt last month and no one else in town works on the Fischer plows we use for snow removal in Rafter J. However, Decker's Auto Care does carry Fischer blades.

The Rafter J 18-year-old Chevrolet plow truck has 105,000 miles on its odometer and has been requiring more and more repairs. Chuck received a bid from Wolf Dodge for a new 2012 Dodge Ram 3500 with a dump and hoist. Chuck would also like to purchase a new plow for the truck from Decker's Auto Care.

The Board agreed that Rafter J needs a newer plow truck and will discuss the issue with the ISD. In the meantime, Cynthia will use the internet to research the best prices.

6. ISD report.
John stated that the initial water meter reading issues seem to have been resolved and JB Mechanical will replace the few meters that are still nonfunctional. Cynthia was able to work with Metron and Black Mountain to resolve previous hardware/software problems. The ISD now has a 12 month history of meters reads which establish a good baseline if a homeowner has a meter problem. The ISD will check meters for a

\$200 deposit. If the meter isn't faulty, ISD retains the deposit. If there is a problem, the homeowner receives their deposit back and JB will fix or replace the meter. During the summer, irrigation systems with leaky valves often contribute to high water bills. The ISD will meet on Friday, March 22, at noon.

7. Design review committee (DRC) report.

a) Farag (Lot 309): The shed on this property has not been approved by either the DRC or the HOA. The DRC is waiting to receive a sample of the wood used to construct the shed. The HOA agreed to allow the homeowner until April 2nd to obtain an agreement from the DRC; otherwise the shed must be removed from the property.

b) Clark (Lot 326-005): addition

The DRC tabled the approval due to inaccuracies in the blue prints. Sage Brush Architect submitted a new set of plans with corrections.

c) Fawer (Lot 126, 1000 Longhorn Dr.): new window

The DRC approved the new window.

8. Old business.

a) Website.

The Board will review the new Rafter J website as of April 1.

9. New business.

None.

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 Pam. It passed unanimously. The meeting was adjourned at 8:36 p.m.