

**RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday, April 30<sup>th</sup>, 2013  
Rafter J Office**

**MINUTES**

**In Attendance:**

**Directors:** Kip MacMillan, Brian Remlinger, and Pam Zernis

**Staff:** Cynthia Wiley

**Guest:** Chris and Paula Hughes

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:04 p.m.

2. Homeowners' issues and concerns.

a) Sharon Mader (Lot 179): Teepee on Property

Sharon wrote a letter to the Board requesting to erect a teepee on the following dates: June 7-10, July 12-14, and August 9-10. The Board agreed to the following:

1. The teepee must be on your property and not on Rafter J common areas.
2. The teepee must be erected on or after June 7<sup>th</sup> and taken down on or before June 10<sup>th</sup>.
3. The teepee must be erected on or after July 12<sup>th</sup> and taken down on or before July 14<sup>th</sup>.
4. The teepee must be erected on or after August 9<sup>th</sup> and taken down on or before August 10<sup>th</sup>.
5. Under no circumstances will the teepee be allowed to remain up between these dates.

b) Hughes (Lot 323 - 3085 Bridle Dr.) Open space willows.

Chris and Paula Hughes are concerned about the illegal removal of willow trees in the commons area. There is no audio or visual filter from South Park neighbors now that the willows are gone. Paula brought photos to show how large the willows were. The Board agreed that the Hughes can plant 3 or 4 willows in the open space near their property line. Brian will follow up with Casey Mateosky who promised to replant the willows which were wrongfully cut down.

3. Approval of the March 19<sup>th</sup>, 2013, minutes.

Brian moved to approve the minutes. The motion was seconded by Pam. It passed unanimously.

4. Financial report for March, 2013.

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

5. Maintenance report.

The second beam sent to repair the swing set in the main Rafter J park also did not fit. Thus, Chuck ordered a beam from Jackson Lumber, will drill the holes himself, and will install the beam next week.

6. ISD report.

Cynthia will follow up with the ISD regarding the annual payment to the HOA for cost sharing of the office, support staff, and equipment.

7. Design review committee (DRC) report.

a) Farag (Lot 309): With the recommendation from Phyllis Greene, DRC member, the Board approved the Farag shed as is.

b) Clark (Lot 326-005) addition.

The DRC tabled approval of the Clark addition due to inaccuracies in the blue prints.

c) Spellman (Lot 205 – 1550 Colt Dr.) new siding.

Tabled. The DRC requires more information.

d) Rafter J HOA - new benches for pathways.

The DRC would like to have the seats tilt back to be more comfortable or have a shaped seat. The DRC liked the three suggested locations (near the bridge on Big Trail Dr., near the pond on Cinnamon Teal, and on the south pathway) and suggested an additional bench near the large pond. Tabled.

e) Turner (Lot 316 – 3080 Bridle Dr.) Cold roof.

The DRC approved the cold roof.

8. Old business.

a) Website

The new Rafter J website is up and running. Cynthia will receive a tutorial on how to update the website from Mary Lynn, 9 Cloud Webworks, on Tuesday, May 7.

b) New Rafter J truck to replace the 18-year-old Chevrolet.

Tabled.

9. New business.

a) BOD Meeting Dates

The Board reviewed proposed meeting dates for the next six months and agreed on the following.

July 30, 2013	October 29, 2013
August 27, 2013	November 26, 2013
September 24, 2013	December 17, 2013

b) Spring Mailing/Coupons

The Board agreed to eliminate sending coupons to Rafter J homeowners. Kip will explain the decision in his semi-annual letter. Cynthia will post coupons on the website.

c) Employee Health Insurance Policy

The group plan will no longer be in effect after July 1. Cynthia found a Blue Cross plan with similar rates. The Board agreed to initiate the new coverage on July 1.

10. Review action items.

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

11. Adjournment.

Brian moved to adjourn; the motion was seconded by Pam. It passed unanimously. The meeting was adjourned at 8:50 p.m.