

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, June 25, 2013
Rafter J Office**

MINUTES

In Attendance:

Directors: Kip MacMillan, Paul Boillot, and Pam Zernis

Staff: Cynthia Wiley and Chuck McCleary

Homeowner: Vern Martin and Paula Hughes

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:00 p.m.

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 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.

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

Paula Hughes is still concerned about the illegal removal of willow trees in the commons area. Cynthia will follow up with Brian to determine the time frame for replanting willow trees. Paula was also concerned that Kent Spence may have planted some of his trees in the common area. Chuck agreed to check the property lines and report to the Board.

3. Approval of the May 28, 2013, minutes.

Pam moved to approve the minutes. The motion was seconded by Kip. Paul abstained.

4. Financial report for May, 2013.

The Board discussed the financial report and the 2013/14 proposed budget. Paul moved to increase the 2013/14 homeowners association dues (includes single-family homes, townhomes, vacant lots, commercial, and storage area) by 3%. The motion was seconded by Pam. It passed unanimously.

5. Maintenance report. Chuck

Chuck reported the following.

- A Single Tree fire hydrant needs to be replaced.
- The wiring harness for the standby generator has arrived and will be installed this week.
- The chlorinator was serviced by Wetco Company of Salt Lake City, UT.
- A water leak on Ten Sleep Dr. was identified and fixed.
- The on/off switch on sewer lift #1 was replaced.
- Meridian Engineering will be performing a static test on wells A, B, C, and D for the State Engineering Report.
- The swing set beam in the central park and the rope in the ladder have been repaired.
- Benches have been assembled and will be installed in commons areas next week.
- Sprinkler Specialties has been working throughout Rafter J on park sprinkler systems.

a) Tom Patterson – winter hourly wage

Tom substitutes for Chuck during the night hours throughout the winter for plowing and sanding the subdivision. Tom requested a \$5 hourly increase. Pam moved to approve the \$5 increase to \$25 an hour. The motion was seconded by Paul. It passed unanimously.

6. ISD report.

The ISD returned \$120,000 of the \$200,000 the HOA paid to the ISD for the infrastructure project. The project was under budget.

7. Design review committee (DRC) report.

a) McClellan (Lot 125, 1005 Longhorn Dr.): extension to garage
The DRC approved an extension to the garage.

b) Gilmour (Lot 173, 3385 Arabian Dr.): fence
The DRC approved the fence.

c) Boss (Lot 123, 1035 Longhorn Dr.): fence
The DRC approved the fence.

8. Old business.

a) Storage area update

Chuck stated that 90% of the “junk” in the storage area has been removed by homeowners. Chuck will renumber the storage area markers.

9. New business.

a) Rafter J bathroom remodel for storage

Cynthia would like to use the second bathroom in the office for a storage area. Paul moved to approve the remodel with a budget not to exceed \$1,400.00. The motion was seconded by Pam. It passed unanimously.

b) HOA annual meeting date

The Board selected Tuesday, August 20th, 7:00 pm, at River Rock for the Annual Meeting. Joe Greene and Pamela Zernis agreed to run again for HOA Board.

c) Organized picnics at the park: parking problem

The Children’s Learning Center had 35 people show up to their end-of-the-school-year picnic at the central park playground. They apologized for the parking problems and stated they would encourage people to walk next year.

d) CC&R’s: Trex decking material

The Board tabled discussion. They would like the DRC to draft a new rule and bring it before the HOA Board.

10. Review action items.

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

11. Adjournment.

Paul moved to adjourn; the motion was seconded by Pam. It passed unanimously. The meeting adjourned at 8:30 p.m.