

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, July 30, 2013
Rafter J Office**

MINUTES

In Attendance:

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

Staff: Cynthia Wiley

1. Call to order.
Kip MacMillan, President, called the meeting to order at 7:10 p.m.
2. Homeowners' issues and concerns.
 - a) Dodson (Lot 266 – 3245 Single Tree): parking on open space near pond.
The homeowner is concerned about people parking next to the pond in the open space. It could be a fire danger during the summer months. The Board suggested that they and Chuck stop when they see vehicles parked on the open space to remind people there is no parking in the commons area.
 - b) Gray (Lot 174 – 3380 Appaloosa Dr.): bush covering stop sign.
A homeowner that lives near the stop sign at Appaloosa Dr. and Big Trails was concerned that the sign is blocked by a shrub growing in Gordon Gray's yard. The Board asked Gordon to trim the bush for safety reasons.
3. Approval of the June 25, 2013, minutes.
Paul moved to approve the minutes. The motion was seconded by Pam and passed 3 to 0 with two abstentions.
4. Financial report for June, 2013.
Following discussion of several line items, Brian moved to approve the financial report. The motion was seconded by Paul. It passed unanimously.
5. Maintenance report.
No special issues.
6. ISD report.
The annual internal audit is in progress.
7. Design review committee (DRC) report.
 - a) The Trex decking material report was tabled.
8. Old business.
 - a) Cement Pads. Chuck received two bids from three companies for concreting and anchoring the benches recently purchased for the commons areas. Pads are 8' x 4'. Four Corners bid \$6,100 and Sundance bid \$5,450. Pam moved to use Sundance for the cement pad project. The motion was seconded by Paul. It passed unanimously.

b) Reconnecting ditch to pond.

Brian is working on configuring the ditch to be reconnected to the west pond. He will ask for prices for both a straight ditch and for a meander ditch with benches and willows. The water is low in the fall, which is a good time to plant willows.

Brian noted that we have to notify the State Engineer that we have put the Rafter J water rights to use within 24 months of the permit date.

c) Trees.

The Board discussed whether to have two sickly trees in the central park replaced and to plant shade trees near the new benches. Kip will ask homeowners at the annual meeting if there is interest in having the trees planted. Cynthia will check with several nurseries for prices on 10 and 20 aspens that are 12' in height.

d) Credit card processing.

Bank of Jackson Hole's credit card processing company is not compatible with Quick Books. The Board will not pursue, at this time, credit cards as an option for paying homeowners dues.

9. New business.

a) Request to install a stop sign where the old and new King Eider Roads meet.

The new King Eider Road is owned by Two Buds, LLC. Homeowners must speak with them if they are interested in having a stop sign installed.

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 8:08 p.m.