

**RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday, September 24, 2013  
Rafter J Office**

**MINUTES**

**In Attendance:**

**Directors:** Kip MacMillan, Paul Boillot, and Pam Zernis

**Staff:** Cynthia Wiley

**Homeowner:** Tom Concannon

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:03 p.m.

2. Homeowners' issues and concerns.

- a) Tom Concannon (1240 Fresno Dr. – Lot 44): appeal violation letter: gravel driveway  
Tom purchased the property in 2006 and there was always a gravel area next to the driveway. During the summer months, Tom rides his bike to work and parks the car on the gravel area so his kids can play basketball in the driveway. Tom stated it would cost around \$500 to bring the area back to grass.

The Board stated the gravel area was against the CC&R's and County Regulations for impervious surface. The five homeowners that received letters have until June 1, 2014, to turn the gravel area back to grass.

3. Approval of the August 27, 2013, Rafter J HOA minutes.

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

4. Financial report for August, 2013.

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

5. Maintenance report.

No special issues.

6. Design review committee (DRC) report.

- a) The Trex decking material report was tabled.
- b) Kallal (Lot 99 – 3345 Black Baldy Dr.): control fence  
The DRC approved the 5ft. control fence.
- c) Too Buds, LLC/Dean (Lot 325-61 – King Eider): new house plans  
The DRC approved the new house plans.
- d) Staehr (Lot 325-045 – King Eider): new house plans  
The DRC approved the new house plans.
- e) Rafter J Ranch Partnership (Lot 332 Rafter J): preliminary plans

Scott Shepherd and Casey Mateosky have the option to purchase lot 332 and have been working with Strout Architects to design 16 fenced paddocks, horse stalls, one manager unit apartment, a hot walk area, a covered arena, hay storage areas, and covered areas for trailers. The perimeter of the lot will be fenced.

The Board of Directors noted that in the present design, the north and south entrances would require easements. The covered arena doesn't appear to have the required 20 ft. setback from the road.

The Design Review committee was concerned about the removal of the horse manure and height of the covered arena. The DRC will review the CC&R's and plat map.

7. Old business.

None

8. New business.

a) Flooding from Seherr-Thoss Field

After a complaint from a homeowner, Paul D'Amours, HOA Attorney, walked the area and noticed the water was ground water and not from Seherr-Thoss flooding. The Board is considering raising the pathway with gravel to help prevent pathway flooding. The Board will monitor the area.

9. Review action items.

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

10. Adjournment.

Paul moved to adjourn; the motion was seconded by Pam. It passed unanimously. The meeting adjourned at 7:58 p.m.