

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, October 29, 2013
Rafter J Office**

MINUTES

In Attendance:

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

Staff: Cynthia Wiley

Homeowner: Robert & Kristi Gould

1. Call to order.

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

2. Homeowners' issues and concerns.

- a) Robert & Kristi Gould (1220 Fresno Dr., Lot 42): appeal violation letter, gravel driveway.

After discussing the history of the gravel strip, the Board and the Goulds agreed to the following.

Robert and Kristi Gould will resurface the existing driveway with pavement or concrete in the summer of 2014. While repairing the existing driveway, they will extend it out to meet Fresno Dr. The Gould's will flare the end of the driveway so the manhole cover will have pavement surrounding it.

The Rafter J Board agreed to split the cost to dig up and remove the gravel strip next to the Gould's residence and plant grass. The reclamation must be completed no later than July 1st, 2014.

The Goulds will contact Kip MacMillan, President of Rafter J HOA, during the first part of May to discuss the reclamation project schedule.

- b) M&K Enterprises (3190 Pitchfork Dr., Lot 36): appeal violation letter, driveway maintenance.

Kip drove by and looked at the current driveway which has grass growing from cracks. Pictures of the driveway were shown at the Board meeting. The Board agreed the driveway must be repaired by June 1st, 2014.

3. Approval of the September 24, 2013, Rafter J HOA minutes.

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

4. Financial report for September, 2013.

Following discussion of several line items, Brian moved to approve the financial report. The motion was seconded by Pam. It passed unanimously. Cynthia will email the Board a detailed list of expenditures for the line item labeled "Repairs, Maintenance and Shop".

5. Maintenance report.

No special issues.

6. Old business.

a) Cable

Gerald Ness with Charter Cable Company stated that if the HOA digs a trench from the Café to the office, the company would lay internet cable for free. The Board asked Chuck to determine how best to dig the trench. Paul moved to set aside a budget of up to \$2,500.00 for the job. The motion was seconded by Pam. It passed unanimously.

7. New business.

a) Vet Clinic (Lot 336)

The current agreement between Jack Konitz, owner of lot 336, and Rafter J Partnership concerning the open space which is now used as a corral is invalid since Konitz's property is no longer a Veterinary Clinic. Konitz appears to be subleasing the corral space, which is not allowed according to the agreement. The open space property that is owned by Rafter J has been misused and abused over the last three years. Kip will ask Paul D'Amours to contact Konitz and require compliance.

8. Review action items.

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

9. Adjournment.

Paul moved to adjourn; the motion was seconded by Pam. It passed unanimously. The meeting adjourned at 8:08 p.m.