

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, February 25, 2014
Rafter J Office**

MINUTES

In Attendance:

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

Staff: Cynthia Wiley

Homeowner: Heath Miller

1. Call to order.
Kip MacMillan, President, called the meeting to order at 7:01 p.m.
2. Homeowners' issues and concerns.
 - a) Heath Miller, Storage Space 119
Heath stated that the storage spaces are not equitable; especially the double. He has had one of the smaller double storage spaces for four years. Kip noted that the Board plans to work with a landscape architect this spring to beautify the area and resize the spaces. Heath suggests that Rafter J consider charging by the square foot.
3. Approval of the January 21, 2014, Rafter J HOA minutes.
Joe moved to approve the minutes. The motion was seconded by Pam. It passed unanimously.
4. Financial reports for January 2014.
Postponed until the next HOA meeting, April 15, 2014.
5. Maintenance report.
Rafter J's 1993 front-end loader will require repairs on the hydraulic brake system this spring. The anticipated cost is approximately \$5,000-8,000. The cost to replace the front-end loader with a refurbished used model is \$30,000. Paul suggested that Chuck obtain an estimate of the cost to rent a front-end loader during the winter months.
6. ISD Report
None.
7. Design Review Committee report
 - a) Teton County Children's Learning Center; Proposed Fiber Optic Route
Silver Star wants to run fiber optic cable across Highway 89, through Rafter J open space, to the Children's Learning Center. Currently, Silver Star is proposing to lay the cable along Valley Springs Rd. in land which belongs to Phil Wilson. Rafter J wants to see all associated easements in place before granting its own; it also would require that Silver Star run a parallel conduit which can be used by Rafter J.
 - b) Commercial Fee Schedule
Pam moved to accept the new commercial fee schedule as shown below. The motion was seconded by Paul. It passed unanimously.

\$500 Concept Fee: At the submission of a conceptual construction plan project sketch, the following documents are required: schematic site plan, floor plans, building sections and exterior elevations. All of these documents are generally to describe the architectural intent of the project. All plans must be turned into the Rafter J office no later than the last Friday of the month prior to the following DRC meeting.

\$500 Finished construction documents: (Those which are presented to the county). These items are to include landscape plans, samples of the proposed materials to be used in the construction of the project, color swatches, exterior light plans, and other items pertinent to the actual building and the lot's appearance in adherence to the CCR's.

\$150 Interim meetings as required.

Review fees are payable to the Rafter J Homeowner's Association and must accompany the completed application form and plans submitted to the Rafter J Office.

c) CC&R's – Trex decking material

Paul move to approve the language for Trex and related decking material. The motion was seconded by Pam. It passed unanimously.

Article VI, Section 2(b) of the CC&Rs restricts the use of exterior materials to “rough sawn natural wood, peeled log, stone, exposed aggregate concrete, or other similar rough textured natural materials.” However, Article VI, Section 2(b) was adopted prior to the availability of more recently developed engineered composite decking and fence products such as “Trex”, “Timber Tech”, etc., which have the texture and appearance of natural wood. These new types of products can serve as a substitute for natural wood in certain construction applications without violating the intent of Article VI, Section 2(b) of the CC&Rs. All such products must have a natural wood texture and appearance, and must have a finish similar to that of stained or painted wood. The use of any such product as an exterior material in any construction project within Rafter J must be reviewed and approved by the Rafter J Design Review Committee prior to use.

d) Murphy/Goldstein (Lot 325-058 – 3125 King Eider): Revision House Plans
The DRC approved the new house plans.

8. Old business.

a) Veterinary Clinic

Paul D'Amours is discussing allowable usage of the Rafter J Veterinary Clinic with Jack Konitz, owner of lot 336. The facility is presently not being used as a veterinary clinic.

9. New business.

a) March/April meeting dates

The Board combined the March and April HOA meetings; the next meeting will be April 15.

10. Review action items.

The Board discussed the Action Items.

11. Adjournment.

Joe moved to adjourn; the motion was seconded by Pam. It passed unanimously. The meeting adjourned at 7:50 p.m.