

**RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday, April 15, 2014  
Rafter J Office**

**MINUTES**

**In Attendance:**

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

**Staff:** Cynthia Wiley

**Homeowner & Guest:** Maggie Schillings, homeowner, and Martel Brower, Lower Valley.

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:02 p.m.

2. Homeowners' issues and concerns.

a) Martel Brower from Lower Valley Energy

Lower Valley would like to increase pressure in the natural gas line into town. This will require a pressure reduction valve for the line leading into Rafter J. Martel is requesting a 5' x 5' easement from Rafter J, at the south entrance near the bike path, to add a pressure reducer. The "bird cage" is approximately 6 ft. in height. The HOA asked Martel to mark the location so they can check the proposed site.

Lower Valley will pay for all legal fees associated with the easement.

b) Maggie Schilling: playground equipment in south park open space.

Maggie inquired whether Rafter J would place a playground set in the park near the south entrance of Rafter J. The HOA asked her to speak with the neighboring homeowners and work with the Rafter J staff. Paul D'Amours would like to have a small soccer field with nets at one end of the park.

Paul stated that the old playground equipment was taken down due to liability issues.

Maggie agreed to take on the project. She will do the research for pricing of play sets, benches, landscaping, and soccer nets and will contact the DRC at their May 5 meeting.

3. Approval of the February 25, 2014, Rafter J HOA minutes.

Joe moved to approve the minutes. The motion was seconded by Pam. Brian abstained.

4. Financial reports for January – March, 2014.

Following discussion of several line items, Brian moved to approve the financial report for January through March, 2014. The motion was seconded by Paul. It passed unanimously.

Rafter J liability insurance will be discussed in May. Tegeler and Associates agreed to obtain bids from several insurance companies.

Rafter J HOA will make sure all bank accounts are FDIC insured.

a) 2014-15 Budget

The Board discussed the proposed 2014/15 budget. Paul suggested to increase the 2014/15 homeowners association dues (including single-family homes, townhomes, vacant lots, commercial, and storage area) by 3%. The Board will review and approve the budget in May.

5. Maintenance report.

Chuck will obtain quotes for repairing the loader and purchasing a new sander and lawn mower.

6. ISD Report

None.

7. Design Review Committee report.

a) Murphy/Goldstein (Lot 325-058 – 3125 King Eider): exterior paint color

The DRC approved the colors for the exterior finish.

b) Oksanen/Levins (Lot 99 – 3345 Black Baldy Dr.): exterior changes

The DRC approved the exterior changes.

c) SSDA, LLC (Lot 325-044 – 3265 King Eider): new house plans

The DRC did not approve of the new house plans.

d) Konitz/Rutar (Lot 336 – 2950 Big Trail DR.): new Vet Clinic sign

The DRC needs to see a better representation of the sign. Tabled.

e) Submittal deadlines for DRC items

The submission deadlines will be noon on the Friday prior to the first Tuesday of each month.

f) Homeowner attendance policy

Applicants should request an appointment with the Design Committee if they wish to discuss plans.

8. Old business.

a) Vet Clinic

Tim Rutar, an equine vet is proposing a new sign for the Vet Clinic.

9. New business.

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 9:00 p.m.