

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, May 27, 2014
Rafter J Office**

MINUTES

In Attendance:

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

Staff: Chuck McCleary

Homeowner & Guest: Maggie Schillings, Nicole Ackley, Zia Yasrobi, Nancy Porthan, Susan Pieper-Bailey, and Phyllis Greene, homeowners.

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:00 p.m.

2. Homeowners' issues and concerns.

a) Sharon Mader (Lot 179/3425 Appaloosa Dr.): teepee on property

Sharon would like to put up a teepee again this year. However, the CC&R's don't allow teepees and a homeowner wrote to disapprove. The teepee is set up in the open space and it blocks the homeowners view. The Board agreed that the teepee can no longer be erected.

b) Zia Yasrobi (Lot 43/1230 Fresno Dr.): appeal violation letter regarding gravel parking spots.

Rafter J sent a letter saying the homeowner cannot use the two gravel spots in the front yard. The CC&R's state homeowners must maintain grass to the street. Zia will plant sod in the area of concern.

c) Susan Pieper-Bailey (Lot 135/3445 Shorthorn Dr.): removal of standing water from back yard.

Susan purchased her home July 31, 2013, from a non-resident homeowner and is currently renting it. On May 11, 2014, the east ditch opened to Melody Ranch. The neighbor's house is 4-5 inches above grade so water pools in Susan's back yard and the sump pump runs continuously. Susan asked if she can bore under the road and lay pipe to a ditch at the south end of Rafter J near the jogging path.

Brian suggests pumping the water uphill over Rafter J property to the ditch running south.

d) Phyllis Greene: Osprey nest pole.

Phyllis inquired as to whether Rafter J would construct an osprey nest pole along Flat Creek, near the bench. Would Lower Valley and Energy agree to install it? Chuck agreed to obtain a price.

3. Approval of the April 15, 2014, Rafter J HOA minutes.

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

4. Financial reports for April, 2014.

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

It was noted that liability insurance increased by 27% to \$8,275.00

a) 2014-15 Budget

The Board agreed to raise the 2014/15 homeowners association dues (including single-family homes, townhomes, vacant lots, commercial, and storage area) by 3%. Capital expenditures include a new sander, loader, and playground equipment. Operation expenses were adjusted based upon last year's final expenditures.

Paul moved to approve the 2014/15 budget as presented. The motion was seconded by Pam. It passed unanimously.

5. Maintenance report.

Chuck stated that sewer lift #3 has been a problem, but appears to be working well now. He purchased a new mower and traded in the old mower. A new sander has been ordered, but he will wait until July to purchase it and trade in the old one. Firewise will spray the dandelions and weeds in Rafter J common areas later this week.

6. ISD Report

The ISD has approved the preliminary 2014/15 budget. The final budget will be approved in June.

Paul asked for a Rafter J map that displays all existing easements.

7. Design Review Committee report.

- a) Konitz/Rutar (Lot 336 – 2950 Big Trail DR.): new Vet Clinic sign
The sign was approved by the DRC.
- b) Mikkelsen (Lot 20 – 1255 Bull Rake Dr.): new window and sliding glass door
The new windows and sliding glass door was approved by the DRC.
- c) SSDA, LLC (Lot 325-044 – 3265 King Eider): new house plans
The DRC approved the new house plans.
- d) Parrot (Lot 202 – 1545 Pinto Dr.): roof covering existing deck and new patio
The DRC approved the new roof covering of the existing deck and the new patio.
- e) Rafter J HOA (South Park): new playground equipment
The DRC approved new playground equipment, with a wooden roof and a yellow or green slide, for the South Park.
- f) Porthan (Lot 325-041): new house plans
The DRC tabled the house plans due to incorrect size and scale of the prints. The DRC also did not approve the siding.

8. Old business.

a) Play Ground in South Park

Maggie Schilling and Nicole Ackley have done the planning for a new playground. The DRC approved the play set with a wood roof and a yellow or green slide, soccer goals, and the location. Maggie and Nicole are still obtaining final prices.

Homeowners located near the park received a letter from Maggie informing them of the intension to construct a play set in the park. The only person who objected was Dorothy Jelinek (1190 Angus Dr.), but she now agrees that the project should go forward knowing the play set is on the south side of the park. However, she doesn't want to have soccer goals in the park.

Pam moved to approve a budget of \$25,206.21 for the South Park playground. The motion was seconded by Paul. It passed unanimously.

- b) Children's Learning Center (Lot 331): Silver Star internet installation
Silver Star asked for a 20 foot easement and then agreed to a 10 foot easement. There was a discussion about the possibility to ask Silver Star to run optical fiber to homes in Rafter J; Charter service is very slow.

CLC will receive optical fiber internet connection from Silver Star.

Silver Star agreed to pay Rafter J attorney fees.

9. New business.

None

10. Review action items.

The Board discussed the Action Items and removed those already accomplished.

11. Adjournment.

Joe moved to adjourn; the motion was seconded by Pam. It passed unanimously. The meeting adjourned at 9:30 p.m.