

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday, August 11, 2014
Rafter J Office**

MINUTES

In Attendance:

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

Staff: Cynthia Wiley

Homeowner & Guest: Paul D'Amours, Rafter J Attorney. Heath Miller, George Linhardt, and Vern Martin, homeowners.

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:04 p.m.

2. Approval of the June 24, 2014, Rafter J HOA minutes.

Paul moved to approve the June 24, 2014, minutes. The motion was seconded by Pam. It passed unanimously.

3. Financial report for June and July, 2014.

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

4. Maintenance report.

Chuck hired Sprinkler Specialties to add a drip line for the new trees in the central park; he also reported that the brakes on the loader have been now repaired. Firewise sprayed weeds in the storage area and Westwood Curtis installed four new stop signs within the subdivision. Cynthia noted that the ditch is now connected to the west pond.

5. ISD report.

None.

6. Design Review Committee report.

a) Bridges (1930 American Brandt, 325-021): deck

The review committee approved the deck size, location, and material contingent upon proper setbacks. The Bridges are to supply setback information to Cynthia.

b) Leversee (3315 Black Baldy, Lot 102): fence

The DRC approved 5ft. and 4ft. fences.

c) Kirman (1890 Buckrail, Lot 226): deck

The DRC approved the deck, location, and materials.

d) Schmidt (1025 Brahma Dr., Lot 110): new siding

The DRC approved new cedar siding.

e) Wilkins (1020 Brahma Dr., Lot 115): new windows

The fiberglass windows were not approved.

- f) Horwitz (1570 Pinto Dr., Lot 194): fence, patio, alteration
The DRC approved a new stone patio, two French doors leading to the patio, a portion of the proposed 6 ft. privacy fence, and stone veneer on the house and bottom of the porch. The DRC did not approve the portion of the 6 ft. privacy fence that extends beyond the front plane of the house. The fence will be moved back to comply with the CC&R's.
- g) Mahoney (3230 Beaverslide Dr., Lot 17): addition
The DRC approved the concept, but requires clarification concerning the windows, covered porch area, and color/material samples.
- h) SSDA, LLC (3265 King Eider, Lot 325-044): revision to house plans
The DRC requires landscape plans before making a decision. Scott Shepherd must also meet with Amy Staehr to obtain her approval of the landscape plans. The DRC is concerned about potential flooding and the crawl space height.
- i) Grand Teton Investments, Inc. (3225 King Eider, Lot 325-048): new house plans
The DRC approved new house plans.
- j) Parrott (3205 Double Tree Dr., 276): storage shed
The DRC approved a storage shed.
- k) Gilmour (3385 Arabian Dr., Lot 173): addition above garage
The review committee did not approve the plans for an addition. The front of the new garage would extend three feet into the 20 ft. setback. The plans are 20.5 ft. over the 20% rule and the DRC is concerned with the massive bulk and scale of a new addition at the corner of Big Trail and Arabian.
- l) Horwitz (1570 Pinto Dr., Lot 194): fence variance
The DRC did not issue a variance for the portion of the fence that extends beyond the front plane of the garage. The fence must be removed by October 15, 2014.
- m) Schaffer (1265 Bull Rake Dr., Lot 19): fence
The DRC approved a 5 ft. tall fence.
- n) Slater (3270 King Eider Rd., Lot 325-043): new house plans
The DRC approved the new house plans. The materials and color have not been submitted or approved.

7. Old business.

- a) Play Ground in South Park
Maggie Schilling and Nicole Ackley have done a wonderful job with the new playground which is almost complete and under budget. Trees, a bench, and a bicycle rack will be installed soon.
- b) Removal of gravel parking area (1220 Fresno Dr., Lot 42)
Hunt Construction's bid, the lowest, was approved for the work in front of the Gould's residence. The cost share will be a 50/50 split between the HOA and the Goulds. Kip agreed to write a letter informing the Goulds of the Boards decision.

8. New business.

- a) Storage Area

Paul Boillot has been working with three different landscape architecture companies (Pierson Land Works, Agrostics, and Verdone Landscape) to obtain bids for redesigning the storage area. Paul will speak with Brian Remlinger to obtain the history on what has been done to date.

b) Design Review Guidelines update

The Design Review Committee agreed to update the Design Review Guidelines. Chris Moulder is willing to do the work, but at a cost. Kip will obtain a price from Chris and report back to the Board.

c) Osprey Pole

Lower Valley agreed to donate a used 22' light pole (a new pole is \$800). Delcon's cost to install the pole is \$2,000. Pam checked with the Raptor Center and there is no grant money available. Cynthia will ask Roger Smith for help in siting the Osprey pole.

9. Review action items.

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

10. Adjournment.

Pam moved to adjourn; the motion was seconded by Paul. It passed unanimously. The meeting was adjourned at 8:21 p.m.