

**RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday, April 28, 2015  
Rafter J Office**

**MINUTES**

**In Attendance:**

**Directors:** Kip MacMillan, Paul Boillot, Bing Linhardt, and Pam Zernis

**Staff:** Cynthia Wiley

**Homeowners:** Heath Miller, Randall Woodford, Brian Merritt, Chris Moulder, and Andy Anderson.

1. Call to order.

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

2. Homeowners' issues and concerns

- a) Heath Miller (1930 Homestead Dr., Lot 230): leveling common area on Homestead and purchase of soccer goals.

Heath submitted three bids for the proposed soccer field at the Homestead Dr. common area. The bid from Landscape of Jackson Hole came closest to capturing the vision of the Board.

Bing moved to approve the Landscape of Jackson Hole bid including a small slope for water drainage. The motion was seconded by Pam. It passed unanimously.

Brian, from Landscape of Jackson Hole, will work with Chuck on the irrigation.

- b) Andy Anderson (1250 Bull Rake Dr., Lot 21): island on Bull Rake

Andy asked if the HOA would purchase a few trees or shrubs to place on the Bull Rake cul-de-sac island. The Board asked about cost and how the trees will be maintained. Andy promised to return to the Board with answers.

- c) Morningstar request: host 2<sup>nd</sup> Annual Rafter J BBQ on June 26<sup>th</sup> and offer their parking lot to homeowners for a large yard sale.

- d) Homeowners inquired about lot 332.

The Board told the homeowners that the status of lot 332 is still under consideration. The Board wants to make Rafter J a better place; all Board members live in the community.

3. Approval of the March, 2015, Rafter J HOA minutes.

Bing moved to approve the March 24, 2015, minutes. The motion was seconded by Pam. It passed unanimously.

4. Financial report for March, 2015.

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

- a) 2015/16 Budget Review

The Board reviewed the draft budget.

5. Maintenance report.

There are presently no substantial issues.

6. Design Review Committee report

- a) Garaman (1760 Pack Saddle Dr., Lot 297): control fence  
The review committee approved a 5' fence.
- b) Morningstar, LLC (3000 Big Trail Dr., Lot 333): new sign  
The new sign did not meet the CC&R requirements.
- c) Mahoney (3230 Beaverslide Dr., Lot 17): addition  
The review committee approved the addition. The DRC would like a cement pad under the covered porch area near the garage.
- d) Yasrobi (1230 Fresno Dr., Lot 43): addition  
The review committee approved the addition.
- e) Kasey Mateosky, Inc (3205 King Eider Rd., Lot 325-050): new house plans  
Chris Molder, architect, recused himself from making comments or voting. The plans meet the Rafter J guidelines. The DRC approved the new house plans with a 21' height variance.
- f) Scharp (1670 Quarterhorse Dr., Lot 183): addition  
The new addition plans did not meet the CC&R requirements.
- g) Lotshaw (3315 Cow Camp Dr., Lot 254): shed  
The shed plans did not meet the CC&R requirements.
- h) Shepherd (Lot 325-044): letter written by Paul  
Shepherd must add three rows of siding to the lower section of the house to cover the foundation.

7. Old business.

- a) Rafter J storage area  
The board is exploring approaches to have the storage lot properly zoned.
- b) DRC updates – Chris Moulder  
The Board discussed the changes Chris presented to the Board. He will make further changes and present the next draft to the Board.
- c) Define Paving for the CC&R's/Rules.  
The DRC recommends that the CC&Rs remain as is: asphalt and concrete only for driveways.
- d) Trash pickup at the two parks  
Tabled.

8. New business.

None.

9. Review action items.

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

10. Adjournment.

Bing moved to adjourn; the motion was seconded by Paul. It passed unanimously. The meeting adjourned at 8:45 p.m.