

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, June 30, 2015
Rafter J Office**

MINUTES

In Attendance:

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

Staff: Cynthia Wiley

Homeowners: John Lotshaw

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 (3425 Appaloosa Dr., Lot 179): violation of common ground – garden
Sharon removed the garden from the common ground

b) Allison Merritt (3165 Pitch Fork Dr., Lot 30): request not to mow open space in front of her house.

Allison doesn't want the grass in the common ground in front of her house mowed. The Board unanimously decided to continue to mow the area due to weed control issues, fire hazards, and general appearance.

c) Rachel Spellman (1550 Colt Dr., Lot 205): landscape the island on Colt Drive cul-de-sac.

There is a question regarding a tree that was removed from the island. The Board is requesting Rachel to submit a plan: what does she want to plant, how much will it cost, and who will maintain the island, including watering?

3. Approval of the May 26, 2015, Rafter J HOA minutes.

Paul moved to approve the April 28, 2015, minutes. The motion was seconded by Bing. It passed unanimously.

4. Financial report for May, 2015.

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

5. Maintenance report.

Cynthia reported the cost to install irrigation timers at three parks (Bridle/Collar, Fresno/Tensleep, Brahma/Tensleep) would be \$1,863. Chuck is sequentially installing timers in all parks so they can be watered at night. Currently, he waters them in the morning and has to wait to mow. Joe moved to approve the cost to install irrigation timers. The motion was seconded by Bing. It passed unanimously.

6. ISD report

John reported that the ISD Board is budgeting to generate a reserve fund. The annual assessment rate which has not been raised since 2009 will increase in 2015 from \$300 to \$396.

The HOA Board thanked the ISD Board for the outstanding job they do!

7. Old business.

a) Rafter J storage area

Paul has been working with Pierson Land Surveyors to explore what can be done to enhance the efficiency and design of the current storage area. The current layout has 71 double spaces and 46 singles, a total of 117 spaces. Pierson proposed moving larger items away from the western boundary to minimize visual impact and provide 14 doubles on the north edge, with 138 singles, for a total of 152 spaces.

Paul showed examples of inexpensive fluorescent space markers for marking parking space boundaries. Bing moved to purchase, and have Chuck install, fluorescent space markers in the storage area. The Board will evaluate the impact in six months. The motion was seconded by Pam. It passed unanimously.

8. New business.

a) Annual meeting date

The Annual meeting will be held on Tuesday, August 18th at Morningstar.

b) Budget for new trees and plants at the office

Kip would like to beautify the area around the office, the gateway of Rafter J, with a few trees and plants. Bing moved to approve a \$5,000 landscape budget. Kip, Cynthia and Chuck will design the landscaping to require minimal maintenance. The motion was seconded by Paul. It passed unanimously.

The HOA is reviewing maintenance of common areas in response to owner input.

Kip will meet with Chuck and review the list of maintenance priorities.

b) Non-compliant parking

There are currently 18 homeowners with gravel driveways, gravel on the easement, and pavers on the grass. All are in violation of the CC&Rs. Bing moved that, at minimum, upon sale of their house, homeowners must bring non-compliant parking into compliance with the CC&Rs. Neighbor complaints will still be acted upon immediately. The motion was seconded by Pam. It passed unanimously.

9. Review action items.

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

10. Adjournment.

Paul moved to adjourn; the motion was seconded by Pam. It passed unanimously. The meeting adjourned at 8:50 p.m.