

**RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, October 27, 2015
Rafter J Office**

MINUTES

In Attendance:

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

Staff: Cynthia Wiley

Homeowners and Guest: Brooke Gorsage, homeowner, Chris Lanier, Executive Director of MorningStar, and Matthew Turner, CFO and Development Officer of MorningStar

1. Call to order.

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

2. Homeowners' issues and concerns

- a) Matt Turner, CFO and Chief Development Officer for MorningStar and Chris Lanier, Executive Director of MorningStar

Matt and his partner Ken are from Denver, CO and have 25 assisted-living properties throughout the Rocky Mountain region. Matt stated he values seniors. Currently the interior of MorningStar is getting a remodel to freshen the facility.

The property is owned by Russ Peterson and MorningStar manages the facility.

Chris Lanier is in charge of day-to-day operations at MorningStar. Debbie Chavez is the new head cook.

3. Approval of the September 29, 2015, Rafter J HOA minutes

Joe moved to approve the September 29, 2015, minutes. The motion was seconded by Paul. It passed unanimously.

4. Financial report for September, 2015.

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

5. Maintenance report

Chuck is working with Roger Smith to upgrade the current Rafter J Osprey nest. The plan is to build a new platform which can be rotated to vertical after the osprey leave and rotated back to horizontal in the spring after the geese arrive, but before the osprey. This will minimize the probability of having geese take over the nest.

The requested location for a second osprey nest near the large pond was rejected due to line-of-sight with the present osprey nest and the danger of eagles taking over the nest and eating goose eggs.

6. ISD report

Paul suggested we follow up with the ISD on two questions from the annual meeting.

- a) A homeowner asked if it would be a good idea to enclose the Rafter J water tanks with a fence.

b) Will the ISD have the crosswalks painted this spring?

7. Design Review Committee report

a) Wonson (1650 Quarterhorse Dr., Lot 181): new roofing material
The review committee approved the metal roofing material.

b) Guion (3170 Pitch Fork Dr., Lot 034): new roofing material
The review committee approved the metal roofing material.

c) Naylon (NE 40 #4): new bay window
The review committee approved the bay window.

8. Old business.

a) DRC updates
Tabled.

9. New business.

None.

10. Review action items.

The Board discussed the Action Items and removed those which have been completed.

11. Adjournment.

Joe moved to adjourn; the motion was seconded by Paul. It passed unanimously. The meeting adjourned at 8:08 p.m.