

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, April 11, 2017, 7:00 pm
Rafter J Office

MINUTES

In Attendance:

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

Staff: Cynthia Wiley and Larry Lennon

Homeowners: Amy Boillot, Dawn Lotshaw, Joe Gawaldo, Karen Jerger, Matthew Garber, and Paula Hughes

1. Call to order.

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

2. Homeowners' issues and concerns

a) Amy Boillot (1755 Pack Saddle Dr., Lot 299): summer neighborhood party

Amy Boillot and three other Rafter J homeowners proposed to hold the first annual Rafter J summer party on Friday, June 16 (last day of school) beginning at 5:30 pm. The location is TBD. Amy summarized the committee's plans and reviewed ideas and costs. The Board appreciated Amy and the committee for proposing and organizing this event.

Bing Linhardt moved to accept Amy's proposal contingent upon issues to be discussed and decided upon by the Board within 10 days. The motion was seconded by Pam Zernis. It passed unanimously.

b) Joe Gawaldo (Unit 801 Cedarwoods): Cedarwoods tree removal

Joe Gawaldo stated that Cedarwoods will accept liability and responsibility for infrastructure issues if permitted to plant aspen trees on the berm in Rafter J's common area.

Bing moved to decline planting on Rafter J's common area. The motion was seconded by Paul. It passed unanimously.

c) Karen Jerger (1190 Hay Sled Dr., Lot 057): update on eastside ditch

Karen Jerger summarized recent efforts of the "Crawlspace Group" and requested that the Rafter J Board do the following:

- Continue to include a reminder about the "Water in Crawlspace" survey in the HOA's monthly meeting announcements.
- Approve low-impact flow monitoring of the eastside ditch as it runs through Rafter J during the 2017 irrigation season.
- Approve pursuing a plan with Von Gontard representatives to burn the Eastside Ditch next spring.

- Permit Larry Lennon to be involved in all of the communications and actions related to the Eastside Ditch.

The Board approved all items, with the following requests:

- The group sends a letter to Von Gontard's staff notifying them that temporary flow meters will be installed in the ditch this season.
- All homeowners along, or near, the eastside ditch be given adequate notice prior to burning the ditch.

d) Dawn Lotshaw (3315 Cow Camp Dr., Lot 254): permission to drive on open space
Dawn Lotshaw asked for permission to have a landscape company drive on the Rafter J open space behind their home to deliver landscape boulders.

Bing suggested that the Lotshaw's provide a \$5,000 bond to cover damage. Kip suggested an escrow account with Rafter J.

e) Paula Hughes (3085 Bridle Dr.): Removal of willows in open space
Paula Hughes stated that the south entrance of Rafter J looks trashy. People have been dumping yard waste on Rafter J open space. She also noted that a homeowner in the new King Eider subdivision appears to be encroaching on Rafter J common area. The homeowner has placed permanent fixtures, including a water feature, in the common area. In addition, two neighbors have cut willow trees on Rafter J's open space.

The Board will investigate these allegations and issue violation notices if necessary.

3. Approval of the February 20, 2017, Rafter J HOA minutes

Paul moved to approve the February 20, 2017, minutes. The motion was seconded by Pam. It passed unanimously.

4. Financial report for February and March 2017

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

a) Budget review

The Board reviewed the proposed 2017/18 budget. Pam suggested a three percent increase in HOA dues. She also suggested increasing the storage fees by one third. The motion was tabled.

5. Maintenance report

a) Parks – insurance requirements

For insurance purposes, Larry inspects the parks, including the playground equipment; weekly. The insurance company requires that signs be installed listing the hours for playground use.

6. ISD report

John Lotshaw, ISD Treasurer, and Pam, HOA Treasurer, met to discuss future Rafter J capital equipment purchases. They agreed that the ISD will purchase all new major pieces of equipment.

7. DRC report

- a) Ciulla (3340 Cow Camp Dr., Lot 260): garage addition – Tabled.
- b) Holden (1250 Fresno Dr., Lot 45): 5' control fence – Approved.

8. Old business

a) Insurance coverage

Pam moved to purchase a \$2M umbrella policy from Tegeler & Associates. The motion was seconded by Paul. It passed unanimously.

b) Three new street signs

Walden Pond requested the addition of three new street signs to match those in other parts of Rafter J. The cost is \$6,514.39. Bing moved to approve the purchase of the signs. The motion was seconded by Paul. It passed unanimously. Walden Pond will be responsible for removing and disposing of the existing signs at their expense.

9. New business

a) Fences on common area – 3325 Cow Camp Dr.

Bing moved to have the current owner of lot 253 remove the fence on Rafter J common area, or rebuild the fence on their land, by August 1, 2017. The motion was seconded by Paul. It passed unanimously.

b) Vacant lot – 1195 Hay Sled Dr.

Bing would like Rafter J to notify the owner that he must remove the accumulated debris on the lot by June 1, 2017. If not, Rafter J will hire someone to do it and charge the owner.

10. Review action items

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

11. Adjourn

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