

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, May 30, 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 and Kent Spence

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 summarized the committee's plans for the event and reviewed costs.

b) End of the Trails HOA: thank you for the new street sign
Sharon Parrot, End of the Trails Board Member, thanked the Rafter J HOA for the new sign.

c) Kent Spence – water feature and trees
Kent Spence said that the water feature is within his property line. He explained that the trees were planted in the open space to replace the willows that Kasey Mateosky removed.

3. Approval of the April 11, 2017, Rafter J HOA minutes

Pam moved to approve the April 11, 2017, minutes contingent upon a minor word change. The motion was seconded by Paul. It passed unanimously.

4. Financial report for April 2017

Following discussion of several line items, Joe 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 3% increase in HOA dues and increasing the storage fees by 1/3. The Rafter J storage fees would then be in line with other associations in the valley.

Bing moved to approve the 2017/2018 Budget. The motion was seconded by Paul. It passed unanimously.

5. Maintenance report

a) Storage area

Larry described the results of his research into possible security gates for the Rafter J storage area.

b) South entrance light update

The sign is ready to be installed.

Kip complimented Larry and said the grounds look great!

6. ISD report

Gordon Grey has resigned from the ISD Board. Brian Schilling will take over as ISD President for the remainder of Grey's term.

7. DRC report

- a) D'Amours (1775 Pack Saddle Dr., Lot 301): addition - Approved
- b) LaBrec (1550 Percheron Dr., Lot 151): control fence - Approved
- c) Collins (1555 Colt Dr., Lot 206): deck - Approved
- d) Brodell (3410 Shorthorn Dr., Lot 129): shed – Approved
- e) Presbyterian Church (1515 W. Clydesdale Dr., Lot 156): control fence – Approved
- f) Turley (3160 King Eider Rd., Lot 325-034): control fence - Approved

8. Old business

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

The new owner agreed to move his fence back onto his property by July 31, 2017.

9. New business

- a) Annual meeting date

The annual meeting will be on Tuesday, August 29, 2017, at 7:00 pm.

10. Review action items

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

11. Adjourn

Pam moved to adjourn; the motion was seconded by Bing. It passed unanimously. The meeting adjourned at 9:18 p.m.