

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, August 8, 2017, 7:00 pm
Rafter J Office

MINUTES

In Attendance:

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

Staff: Cynthia Wiley and Larry Lennon

Homeowners: Brooke Gorsage

1. Call to order.
Kip MacMillan, President, called the meeting to order at 7:00 p.m.
2. Homeowners' issues and concerns
None.
3. Approval of the July 18, 2017, Rafter J HOA minutes
Pam moved to approve the July 18, 2017, minutes. The motion was seconded by Joe. It passed: three in favor, zero against, and one abstention.
4. Financial report for July, 2017
Following discussion of several line items, Paul moved to approve the financial report. The motion was seconded by Pam. It passed unanimously.

After reviewing the 2016/17 financials, and making minor changes to the draft 2017/18 Rafter J budget, Pam moved to accept the new budget. The motion was seconded by Joe. It passed unanimously.

5. Maintenance report
 - a) Storage area
Larry received firm prices from Delcon and The Doorman for the installation of a new electronically-activated, vertically-opening gate for the Rafter J storage area. There will also be a monthly wireless fee of \$39.00 and an electric bill.

Paul moved to approve up to \$45,000 to install an electric gate for the storage area. The motion was seconded by Joe. It passed unanimously.

b) Grates

Larry met with Paul Sandreto of Westwood Curtis to discuss adding grates to pipes in Rafter J drainage ditches. We need seven grates, which will be wider in the ditch and narrower at the top, where they are attached with a screw. The total cost is \$1,015 for the hardware and approximately \$700 for installation.

Pam moved to have Westwood Curtis install the seven grates for a maximum total cost of \$2,000. The motion was seconded by Paul. It passed unanimously.

6. ISD report

None.

7. DRC report

- a) Wylie (1555 Percheron Dr., Lot 140): house plans – Approved
- b) D'Amours (1775 Pack Saddle Dr., Lot 301): addition – Approved
- c) Seefeldt (1275 Bull Rake Dr., Lot 18): new windows and decking materials – Approved

8. Old business

- a) Trout stocking of Rafter J ponds.
Tabled.

- b) Mowing to edge of road

The Board discussed a potential solution for mowing Rafter J common area between resident's lots and the edge of an adjacent Rafter J road. Areas which can be hayed (as determined by the Rafter J Maintenance manager in concert with the person hired to do the haying) do not have to be mowed. All other areas must be mowed by the residents.

9. New business

- a) Security for the eclipse

Pam noted that other home associations are hiring armed guards during the eclipse. Since camping is not allowed in Rafter J common areas, Larry agreed to place "caution" tape around major common areas (near the office, east side of the bike path, along the three-acre lot, by the ponds, etc.).

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 9:00 p.m.