

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Monday, May 21, 2018, 7:00 pm  
Rafter J Office

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MINUTES

In Attendance:

Directors: Paul Boillot, Brooke Gorsage, Joe Greene, and Kip MacMillan.

Staff: Nancy Henderson and Larry Lennon.

Homeowners: Jean Day, Christie Goss, Karen Jerger, John and Dawn Lotshaw, Kurt Lund, Josh Ramseur, and Jeff Stines.

Guests: Trevor, Backroads Logistics Manager, and Peter Keenan, LVE Customer Service Engineer.

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:02 p.m.

2. Homeowners' issues and concerns.

a) Christie Goss (1535 W Percheron Dr., Lot 142): 2018 summer picnic banner.

The Board approved a 2'x4' vinyl sign to be hung on the Rafter J office sign between June 1<sup>st</sup> and June 15<sup>th</sup>.

b) Backroads (Lot 336): Silver Star connection proposal.

Backroads would like Rafter J HOA to reconsider contracting with Silver Star for internet service. If the Rafter J Office has Silver Star service, Backroads can connect via a line-of-sight modem, which is more cost effective than trenching a fiber line to Lot 336. The Board will review the original Silver Star contract.

c) John Lotshaw (3315 S Cow Camp Dr., Lot 254): Trim willows.

John Lotshaw wants to trim willows, located to the west of his property in the Rafter J common area, and would like the Board allow this, or consider a compromise. Jeff Stines (1915 W Bunkhouse Dr., Lot 250) does not want the willows trimmed. The Board reminded John that owners are not to trim landscaping in the common area, which belongs to all residents. However, they will discuss the request.

d) Kurt Lund (1880 W Cinnamon Teal Rd., Lot 325-002): Walden Pond irrigation.

Kurt Lund reported that Rafter J ISD is installing a water meter in the Walden Pond common area, and the current sprinkler system will be removed from Kurt's personal water line and reconnected to the new meter. A small piece of the Rafter J common area is also irrigated by the sprinkler system and Walden Pond would like Rafter J HOA to pay a portion of the water usage. The Board will discuss the issue.

3. Approval of the April 17, 2018, Rafter J HOA minutes.

Joe moved to approve the April 17, 2018, minutes. Paul seconded the motion. It passed unanimously.

4. Financial report for April, 2018. Tabled.

5. Maintenance report.

a) Peter Keenan from Lower Valley Energy discussed new options for the proposed installation of a secondary power feed to Rafter J. An alternate route north of the original proposed route would require a switch cabinet to be installed along Big Trail Drive near the ponds.

Paul moved to approve the southern alignment for a secondary power feed to Rafter J; Joe seconded the motion. It passed unanimously.

b) Bids to resurface the storage area were obtained: \$368,000 for asphaltting the entire area and \$44,000 for just the “racetrack.”

c) There are a few homeowners pumping water from their crawlspaces into the eastside ditch. Larry agreed to obtain a ruling and documentation regarding the legality of discharging surface water into irrigation ditches.

d) Larry reported that the project to line the eastside ditch with bentonite was not completed as hoped. The amount of bentonite purchased covered only about 15% of the length of the ditch in Rafter J. Future actions were discussed. The Board agreed to hold a special meeting with a hydrology engineer.

6. ISD report.

Lift station #2 was once again clogged with disposable baby wipes, causing the pump to run continuously. This irresponsible behavior continues to cost all Rafter J residents.

7. DRC report.

a) Lowe-Helean (3100 S Stirrup Dr., Lot 304): painting – Approved.

b) Peterson-Schaeberle (3415 S Shorthorn Dr., Lot 138): driveway and pathways – Approved.

c) Holden (1250 W Fresno Dr., Lot 45): driveway, sidewalk, and garage man door – Approved.

d) D’Amours (1775 W Pack Saddle Dr., Lot 301): paint colors – Approved.

e) Merritt (3165 S Pitchfork Dr., Lot 30): deck extension - Approved.

f) Roehrkasse (1975 W Homestead Dr., Lot 235): roof – Approved.

g) Ciulla-Rice (3340 S Cow Camp Dr., Lot 260): painting - Approved.

h) Sproule (3065 S Bridle Dr., Lot 321): painting – Approved.

i) McCullough (1950 W Buck Rail Dr., Lot 220): fence – Denied.

j) Sebastian (1530 W Percheron Dr., Lot 149): fence – Approved.

k) Miller (1000 W Brahma Dr., Lot 113): deck and roof – Approved.

l) Ferreira (1650 W Quarter Horse Dr., Lot 181): fence – Approved.

m) Cozzens (1665 W Quarterhorse Dr., Lot 191): fence – Approved.

n) Dalby-Staph (1260 W Bull Rake Dr., Lot 22): deck and fence – Approved.

8. Old business.

a) Paul requested that Nancy distribute monthly statements from First Interstate Bank to the Board.

b) Brooke asked whether soccer goals could be added to the Homestead soccer field.

Paul moved to purchase two new soccer goals and replace two old soccer nets, not to exceed \$500.00. Brooke seconded the motion. It passed unanimously.

9. New business.

a) A purchasing policy was discussed following the bentonite issue. A minimum of two bids will be obtained for all future projects.

10. Review action items.

The Board discussed the action items and removed those that were completed.

Paul moved to improve the Rafter J north entry sign lighting to match that of the south entry, not to exceed \$500.00. Brooke seconded the motion. It passed unanimously.

11. Adjourn.

Paul moved to adjourn and Brooke seconded the motion. It passed unanimously. The meeting adjourned at 10:14 p.m.