

**Rafter J Ranch Homeowners Association
Meeting Minutes: Board of Directors
October 2, 2012, 7:30 pm
Rafter J Office**

In attendance:

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

Staff: Cheryl Fischer and Chuck McCleary

Homeowners: Kasey Mateosky

President's report:

Kip MacMillan, President, called the meeting to order at 7:30 p.m.

Minutes (September 4, 2012):

Brian moved to approve the August, 2012, HOA minutes. Joe seconded the motion. It passed unanimously.

Financial report:

Brian presented the July, 2012, Financial Report including the following totals: Revenue, \$116,907; Operating Expenses, \$10,864; Major Repairs and Replacements, \$9,234; and Net Operating Income, \$96,808. The amounts in the Rafter J bank accounts are: Checking (Wells Fargo), \$68,397; Money Market Fund (Wells Fargo), \$18,818; Money Market Fund (Bank of Jackson Hole), \$202,605; and Petty Cash, \$526. The total in the Ending Cash Balance (sum of Checking, Money Market Funds, and Petty Cash) is \$790,345.

Brian also presented the August, 2012, Financial Report including the following totals: Revenue, \$13,294; Operating Expenses, \$26,258; Major Repairs and Replacements, \$160; and Net Operating Income, (\$13,125). The amounts in the Rafter J bank accounts are: Checking (Wells Fargo), \$625,257; Money Market Fund (Wells Fargo), \$18,819; Money Market Fund (Bank of Jackson Hole), \$202,639; and Petty Cash, \$238. The total in the Ending Cash Balance (sum of Checking, Money Market Funds, and Petty Cash) is \$846,954.

Brian moved to approve the July and August, 2012, HOA financial reports. Pam seconded the motion. It passed unanimously.

Maintenance report:

- **Water pump:** Chuck reported that he received the part that had been ordered for one of the Rafter J water pumps; he installed the part, but there was still a problem. A Delcon representative came out and inspected the pump and said that the 50 hp pump is slowly failing and will eventually have to be replaced.
- **Leaking ditch in Rafter J:** Chuck said that Seherr-Thoss will bring in pit run to fill the low areas. However, Brian noted that we will still have a problem with leaking and pit run is not easy to walk on. The ditch should be lined with an impervious material and the water level maintained at a lower level. The Rafter J attorney, Paul D'Amours, is looking into the possibility of filing an injunction
- **Improvements on the dyke trail:** Chuck volunteered to speak with Gordon Gray, ISD president, to arrange for bids to add top soil and grass seed to the sides of the trail and crushed gravel to the top.
- **Snow plow truck and sander:** Chuck reported that the Rafter J plow truck and sander are ready for winter.

Improvement and Service District (ISD) Issues: no report.**Design Review Committee report:**

- The Board read, discussed, and accepted the report.

Homeowners' and resident issues and concerns:

- **King Eider Estates:** Kasey and the Board discussed removing some of the trees and bushes along the adjacent ditch which block water flow. Kasey agreed to bring a plan to the Board. He also agreed to remove dead branches from the willow trees in the common area immediately adjacent north of the King Eider Estates.

There was discussion regarding Kasey reconnecting the ditch to the west pond once the permitting process is complete.

Discussion items:

- **Barbed wire fence removal:** Brian noted that the Wildlife Foundation is sponsoring a barbed wire fence pull in Rafter J on Saturday, October 20. The Foundation will provide the necessary tools and protective leather gloves. Those interested in volunteering should meet at the Rafter J office at 9 am. Paul suggested putting notices in the mail sheds.
- **Beam for playground equipment in central park:** Paul contacted the equipment manufacturer and asked them to send us the correct beam this time. The Colorado dealer from whom we purchased the equipment is acting as an advocate on our behalf to convince the manufacturer that we should not have to pay a second shipping charge.

Adjournment:

- Joe moved to adjourn the meeting, Pam seconded the motion. It passed unanimously. The meeting adjourned at 9:00 p.m.

Action items from HOA Directors Meetings

October 2, 2012
Paul D'Amours will look into filing an injunction regarding the leaking ditch in Rafter J.
Chuck will arrange for bids to add top soil and grass seed to the sides of the dyke trail and crushed gravel to the top.
September 4, 2012
Paul will contact the playground company regarding a new beam for the swing set in the central park.
The Board asked Chuck to place a 'no parking" sign on the west side of the central park.
July 31, 2012
Kip will alert a homeowner regarding unattended fires and storing wood in a neighbor's sight.
Paul will check with Monarch painting services on the price for staining the playground equipment.
The Board will ask Chuck to stain the Rafter J signs in the fall.
May 29, 2012
Chuck will spray the weeds between the bike path and the curb.
The DRC will be asked to review the proposed Rafter J benches and pads.
The Board asked Chuck to obtain a new bid on concrete pads.
May 31, 2011
The Board will revisit the N.E. 40 property account when past-due homeowner's fees reach \$2500.