

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday January 22, 2019, 7:00 pm
Rafter J Office

MINUTES

In Attendance:

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

Staff: Nancy Henderson and Larry Lennon.

Homeowners: Robert Fishback, John Lotshaw, Vicky O'Donoghue, and Jeff Stines.

1. Call to order.
Kip MacMillan, President, called the meeting to order at 7:02 p.m.
2. Homeowners' issues and concerns.
 - a) Vicky O'Donoghue (3220 W King Eider Rd., Lot 38): 2018 annual meeting minutes.
Vicky requested a copy of the 2018 Rafter J annual meeting minutes. The minutes will be available after they are approved at the next annual meeting.
 - b) Robert Fishback (1550 Pinto Dr., Lot 196): Culvert grates and HOA investments.
Robert inquired about the HOA investments. He was provided with the Rafter J Investment Policy Statement and the December 2018 Portfolio Statement.

Robert asked if bids were obtained for the Flat Creek bank stabilization project. The Board will follow up, as required by the Rafter J Bylaws.

Robert asked if grates have been installed on all the Rafter J culverts. The Board had already agreed to the purchase and installation of a grate for the Pinto Drive culvert. The Big Trail Drive (Wayne's Ditch) culvert is the only other Rafter J culvert that does not have a grate. The grates will be installed in the spring.

Robert asked how much the HOA pays for attorney services. The Board informed Robert that this is a line item in the budget.
3. Approval of the December 17, 2018, Rafter J HOA minutes.
After Board discussion, the minutes were amended to add Vicky O'Donoghue's comment regarding water sediment. Pam moved to approve the December 17, 2018, minutes as amended. Brooke seconded the motion. It passed unanimously.
4. Financial report for December, 2018.
Brooke reviewed the expense items including automotive repairs and maintenance tool purchases. Lower Valley Energy's 1999 patronage credit was received.

Following Board discussion, Paul moved to approve the financial report. Pam seconded the motion. It passed unanimously.
5. Maintenance report.
Larry will be removing snow berms along Big Trail Drive to allow space for future snowfall.

Pam reported that snow removal from the walking paths has been excellent.

6. ISD report.
None.

7. DC report.
None.

8. Old business.

- a) 2019 meeting schedule.

The 2019 meeting schedule was reviewed and approved by the Board. Monthly Board meetings will be held the 4th Tuesday of each month, except for August and December, which will be held on the 3rd Tuesday. Meeting dates are posted online at www.rafter.org, and are subject to change. The Rafter J annual meeting will be held Tuesday August 20th.

- b) John Lotshaw (3315 S Cow Camp Dr., Lot 254): View corridor proposal.

John submitted an outline to discuss view corridors through common areas and their maintenance. The Board will review John's proposal and discuss it at the next meeting.

Jeff Stines, 1915 W Bunkhouse Dr., Lot 250, has concerns that a view corridor policy could result in loss of privacy and wildlife habitat.

- c) 1005 W Brahma Dr., Lot 112, east ditch retaining wall construction update.

Licensed engineers and contractors have been hired by the owners of Rafter J Lot 112 to reconstruct a deteriorated retaining wall, located on their property, which is adjacent to the east side irrigation ditch. The HOA recognizes the importance of having the wall completed in a timely manner and constructed properly, but does not accept responsibility. Complaints regarding construction activities will be addressed by the HOA, but it is preferred that homeowners communicate with each other first.

- d) Common area lease.

The Board agreed not to renew a lease, held by Jack Konitz, for the common area adjacent to Rafter J Lot 336. The lease expires July 17, 2019.

9. New business.

- a) Policy and Rules governing attendance of members at Board meetings. Tabled.

10. Review action items.

Larry will contact a vendor to reconfigure the north-entry Rafter J sign, to match the illumination of the south-entry Rafter J sign.

11. Adjourn.

Pam moved to adjourn and Brooke seconded the motion. It passed unanimously. The meeting was adjourned at 8:21 p.m.