

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Wednesday August 14, 2019, 7:00 pm  
Rafter J Office

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MINUTES

In Attendance:

Directors: Joe Greene, Kip MacMillan, and Pam Zernis.

Staff: Nancy Henderson, and Larry Lennon.

Property Owners: Susan Berger, John and Kathy Brazinski, John Fox, Gina Lipp, Vicky O'Donoghue, Ted Schull, Jim Turley, and Charles Wright.

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:00 p.m.

2. Homeowners' issues and concerns.

a) Susan Berger (1655 Big Trails Dr., Cedarwoods #701): Rafter J development rights. Cedarwoods Board members Susan Berger and Jim Turley informed the Rafter J Board that Cedarwoods is pursuing development rights for their tennis courts, or considering selling the tennis courts to Rafter J. The Rafter J Board will consult Paul D'Amours, Rafter J Attorney, regarding Cedarwoods development rights as well as the process for Rafter J to purchase the property.

b) Vicky O'Donoghue (3220 W King Eider Rd., Lot 325-038): Election and annual meeting. Vicky requested that an election committee, consisting of individuals with no affiliation to Rafter J, be appointed to count the ballots for the August Director's election, and she would like to see the final tally.

Vicky asked about proxy votes for the annual meeting; she was informed that a Rafter J owner can submit a mail-in ballot for the election, and designate a proxy to vote on other business.

Vicky expressed concern about using show-of-hands voting at Rafter J annual meetings. The Board will remind attendees, in the event of a vote by show of hands, that only one Rafter J owner per property can cast vote.

c) John Brazinski (3205 S Single Tree Dr., Lot 262), Ted Schull (3240 S Single Tree Dr., Lot 269), and John Fox (3230 S Single Tree Dr., Lot 270): Rafter J litigation.

John thanked the Board for their work as volunteers and suggested the HOA consider binding arbitration with Joe Gawaldo, as opposed to the litigation filed by Gawaldo in small claims court. The Board will discuss how to proceed.

d) Charles Wright (3385 S Appaloosa Dr., Lot 193): Trailer parking.

Charles is concerned about Rafter J residents that consistently park recreational vehicles for multiple days in driveways and block neighborhood views. Joe offered to draft a rule to address the issue.

e) Gina Lipp (1535 W Pinto Dr., Lot 201): Dog waste signage.

Gina asked if cleanup awareness signage, similar to the one on the trail west of Quarterhorse Drive, can be added to all dog-bag dispenser stations. Additional signage will be discussed by the Board.

3. Approval of the July 23, 2019, Rafter J HOA minutes.  
Pam moved to approve the July 23, 2019, minutes. Joe seconded the motion. It passed unanimously.
4. Financial report for July, 2019.  
Following discussion, the Board agreed to hold the Lower Valley Energy Electric Patronage Capital Certificate to maturity.
5. Maintenance report.  
Larry reported that a homeowner would like common areas irrigated. Larry will obtain an estimate. The Big Trail playset climbing ladder was repaired.
6. ISD report.  
None.
7. DC report.
  - a) Hobson (1550 W Clydesdale Dr., Lot 165): Paint – Approved.
  - b) Foster (1895 W Collar Dr., Lot 313): Roof – Approved.
  - c) Gorsage (1890 W Buck Rail Dr., Lot 226): Roof – Approved.
  - d) Gateway/Wronko (3025 W Big Trail Dr. Lot 330A Parsonage): Fence – Not approved.
  - e) Moran (1160 W Brangus Dr., Lot 93): Paint – Approved.
  - f) Hauge (1555 W Percheron Dr., Lot 140): Fence – Approved.
  - g) Drew (3225 S Double Tree Dr., Lot 278): Paint – Approved.
8. Old business.
  - a) The Board discussed the proposed draft, written by Joe, of Rafter J Bylaws, Article VII, Section 4, rule regarding Capital Expenditures. Joe moved to approve the draft. Pam seconded the motion. It passed unanimously.
  - b) Kip has contacted Jim Lubing, attorney, and is waiting for a response regarding potential HOA liability exposure with respect to trampolines in Rafter J common areas.
9. New business.
  - a) The HOA insurance agent requested that the HOA draft a policy which addresses the release of insurance coverage information. Following discussion, the Board agreed that insurance questions should be presented to the Board, not to the insurance agent.  
  
Charles Wright suggested posting the insurance policy on the Rafter J website. Nancy will ask the Insurance agent if this is advisable.
10. Review action items.  
The Board reviewed the action items and removed those that were completed.
11. Adjourn.  
Pam moved to adjourn and Joe seconded the motion. It passed unanimously. The meeting was adjourned at 8:19 p.m.