

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday August 25, 2020, 7:00 pm
Online Meeting

MINUTES

GIVEN THE CORONAVIRUS (COVID 19) ISSUES, THE BOARD FELT THAT FOR THEIR SAFETY, AND THAT OF RESIDENTS, THAT THIS BOARD OF DIRECTORS MEETING WOULD BE HELD ONLINE.

In Attendance:

Directors: Paul Boillot, Karen Jerger, Kip MacMillan, and Chuck Rhea.

Staff: Nancy Henderson, and Larry Lennon.

Property Owners: Kathie Brazinski, Don Cooke, Bob Fishback, Joe Gawaldo, Sandy Horn, Larry Huhn, Sharon Lennon, Gina and Steve Lipp, and Vicky O'Donoghue.

Guest: Chris Owen, Friends of Pathways.

1. Call to order.
Kip MacMillan, President, called the meeting to order at 7:00 p.m.
2. Meeting format.
Kip reviewed the meeting ground rules: Board member microphones will be kept open, but are asked to mute when not speaking. Attendee microphones will be muted. The Board will try to answer questions when a participant raises their hand, which is done by pressing *9 if calling in, or by pressing the "raise hand" icon if using the online option. Public comments will be limited to two minutes. Homeowners on the agenda will be provided five minutes to speak, and will be able to respond to any Board questions. Recordings of the meeting are not permitted.
3. Adams Canyon to Wilson Canyon Connector Trail Project.
Kip introduced Chris Owen from Friends of Pathways who submitted a proposal to the Board, requesting access to the existing Adams Canyon Cattle Tunnel that is located to the east of Legacy Lodge. The Board was asked to approve an 18 inch wide natural surface dirt trail, about 520 feet in length on a 5 foot wide easement that the HOA holds. The purpose of the project is to connect the neighborhoods on the west side of S. Hwy. 89 to the national forest trail system on the east side of the highway by utilizing the existing Adams Canyon Cattle Tunnel as a safe underpass below the highway. The proposed trail is expected to take pressure from usage off of Cache Creek Trail.

Concerns regarding tunnel safety and access were discussed. Chris responded to the concerns, stating that the tunnel will be cleaned up, lighting installed, structural integrity ensured, and the fence line will be addressed if needed. The trail will be accessible to pedestrians, bikes (not e-bikes), and horses.

Kip and Chuck will do a site inspection of the area. Karen asked the Board to consider possible security issues related to the Rafter J storage area. The Board thanked Chris.

4. Homeowners' issues and concerns.

a) Allison Merritt (3165 S. Pitchfork Dr., Lot 30): Haying of common area north of home. Allison did not appear to be logged in for the meeting.

b) Larry Huhn (1525 W. Clydesdale Dr., Lot 155): CCR rule requiring 2 foot roof overhang on shed.

Larry requested approval to build a shed with a 1 foot roof overhang. The Design Committee will only approve a 2 foot roof overhang in accordance with Rafter J CCRs, Article VI, Section 3(d): "...all primary roofs shall have a minimum overhang of two (2) feet...". Larry believes a shed roof should not be considered a primary roof and many structures in Rafter J, including the Rafter J office and mail kiosks, do not conform to the 2 foot roof overhang rule. Larry understands that rules are needed to maintain the quality of subdivisions but there are a number of rules not being followed. The Board reviewed the rules for roofs, and following discussion Kip offered to call Chris Moulder, the architect for the Design Committee, and discuss the roof overhang issue. Kip will follow up with the HOA Board members and Larry Huhn.

c) Jim Turley (1655 W. Big Trail Dr. #804, Lot 32): Cedarwoods tennis court re-platting. Jim did not appear to be logged in for the meeting. The Board requested that this issue be discussed with a Cedarwoods representative at the next HOA Board meeting. The development plans submitted by Cedarwoods are not what was originally proposed. The Board would like a written description of the plans, inclusive of financial expectations and responsibility of all parties involved.

d) Gina and Steve Lipp (1535 W. Pinto Dr., Lot 201): Move access road off their property. Gina, Steve, and Don Cooke (Lot 200) would like the HOA to immediately re-route pedestrian traffic from the 2 track service road that crosses their properties, and ultimately would like the road removed from their properties. Gina submitted a document indicating that there are no recorded easements addressing road encroachment. Gina also submitted copies of Rafter J Plat Map 330 and GIS Data Area View that show an apparent discrepancy between the platted design and actual location of flood control berms adjacent to Lot 200 and Lot 201. Discussion included concerns with moving flood control berms, access easement for the Wilson ditch head gate, possible wetlands disturbance, need for a professional engineer study, and possible liability of property owners. Larry offered to mark the northern survey pin at the "T" where the Lots meet, and Chuck and Kip will do a site visit. The Board will discuss the next step at the next Board meeting.

e) Don Cooke (1525 W. Pinto Dr., Lot 200): Buckets for dog waste in common area. Don admitted to placing three buckets in the common area to collect dog waste. The buckets were not authorized by the HOA and were removed. Kip asked Don if he had a long term plan for maintenance and disposal and informed him that this issue has been addressed in the past, resulting in the expectation of residents acting responsibly and not leaving dog waste in the common areas. Don feels that increased pedestrian usage in the common area has resulted in an increase in the volume of dog waste, and a solution is needed. Compliance was discussed; the convenience of a trash can does not ensure waste bags won't be left on the trail, nor does the convenience of having dogs bags ensure they will be used. Gina suggested that the HOA mandate compliance.

5. Approval of the July 28, 2020, Rafter J HOA minutes.

Karen moved to approve the July 28, 2020, minutes. Chuck seconded the motion. It passed unanimously.

6. Financial report for July, 2020.

Notable expenses included \$2,161 for weed control, \$6,744 for sprinkler upgrades, and \$1960 for Phase 1 and Phase 2 of the Open Space and Trail Study.

Chuck moved to approve the financials as presented. Paul seconded the motion. It passed unanimously.

Following discussion, Chuck motioned to compensate Gateway Church \$500 for audio visual and cleaning services. Karen seconded the motion. It passed unanimously.

Paul thanked the Board for supporting his financial strategy; the HOA is in better shape now than when he first joined the Board. Kip thanked Paul for his support, his insights have been important, and he has been an asset to the Board.

7. Maintenance report.

a) Flat Creek bank erosion near NE40 update.

Larry has contacted a bioengineering consulting firm and is obtaining a bid to transplant willows as opposed to installing boulders at the site of erosion.

8. ISD report.

None.

9. DC report.

a) Renbarger (3215 S. Double Tree Dr., Lot 277): Shed - Denied.

b) Kadue (1795 W Pack Saddle Dr., Lot 303): Siding - Approved.

c) Lotshaw (3315 S. Cow Camp Dr., Lot 254): Paint for sign - Approved.

d) Harris(1655 W. Big Trail Dr., Cedarwoods #403, Lot 327-015):Deck - Approved.

e) Huhn (1525 W. Clydesdale Dr., Lot 155): Shed – Denied.

f) Boillot (1755 W. Pack Saddle Dr., Lot 299): Paint for siding - Denied.

g) Steiner (1210 W. Hereford Dr., Lot 73): Shed - Approved.

h) Wade (1185 W. Hay Sled Dr., Lot 53): Paint for trim - Approved.

i) Gingery (1175 W Brangus Dr., Lot 91): Siding and fascia - Denied.

j) Lamb (3155 W. King Eider Rd., Lot 64): Fence, doors, and patio - Approved.

k) Buckland (1240 W. Fresno Dr., Lot 44): Paint - Approved.

l) Gagnon (1520 W. Clydesdale Dr., Lot 162): Fence - Approved.

m) Benson (3220 S. Beaverslide Dr., Lot 16): Fence - Approved.

n) Steinman (1785 W. Diamond Hitch Dr., Lot 292): Patio - Approved.

o) Mader (3425 S. Appaloosa Dr., Lot 179): Fence - Approved.

p) Dalby (1260 W. Bull Rake Dr., Lot 22): Paint – Approved.

q) Estoppel certificate issued for 3055 S. Bridle Dr., Lot 320.

10. Old business.

a) Jolly meeting update; eastside ditch embankment.

Chuck and Paul previously met with John and Danette Jolly and discussed photographic documentation related to the eastside ditch embankment. The Jolly's have since requested follow up regarding rut repairs. Nancy will contact the Jolly's and ask them to discuss this issue at the next Board meeting.

11. New business.

None.

12. Review action items.

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

13. Adjourn.

Karen thanked Paul and appreciated his leadership with the eastside ditch; his efforts made the project a success.

Kip thanked Pam for her service on the Board and wished her well.

Kip adjourned the meeting at 9:12 p.m.