

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday December 17, 2024, 4:00 p.m.
Rafter J Office and Online <https://zoom.us/>

MINUTES

In Attendance:

Directors: Tracy Baiotto, Kathie Brazinski, Jessica Brown, Aida Farag, and Brian Merritt.

Staff: Nancy Henderson.

Property Owners: Sadek Darwiche, and Gina Lipp.

1. Call to order.
Jessica Brown, Vice President, called the meeting to order at 4:00 p.m.
2. Homeowners' issues and concerns.
None
3. Approval of Rafter J HOA minutes.
Brian moved to approve the November 19, 2024, Board meeting minutes. Kathie seconded the motion. The motion passed unanimously.
4. Financial report.
 - a) Review of November 2024 financials.
Income was \$37,942 and regular expenses were \$28,977. Front brakes and rotors were replaced on the dump truck. There are no concerns at this time.

Aida moved to approve the November financials. Brian seconded the motion. The motion passed unanimously.
 - b) Employee bonus/performance pay.
The Board approved \$500 discretionary employee bonuses for Cory and Nancy.
5. Maintenance report.
 - a) Snow removal.
Both trucks are operational, plowing and sanding has begun for the season.
6. ISD report.
The next ISD meeting is scheduled for January 21, 2025, at 6:00 p.m.
7. DC report.
 - a) Kellogg-Morrell (3380 S. Appaloosa Dr., Lot 174): Sauna conditionally approved.
8. Office report.
 - a) Homeowner payments.
Semiannual dues and storage fees are due January 1, 2025, notices have been sent to owners.

- b) Office email breached.
The office email was hacked, and the issue was resolved.
 - c) Adams Canyon trail usage.
Nancy noted that there are people using the trail that goes through the water tank area and questioned if the area was subject to winter range closures.
 - d) Office closure.
The office will be closed December 23rd and reopen December 30th. Mail, phone messages, and email will be checked periodically.
9. Old business.
- a) Lot 333 usage.
There have been no updates since the last HOA Board meeting.
 - b) SilverLight Fiber Network connection project.
Owners are encouraged to report any construction issues related to installation of fiber optic service. The HOA Board is overseeing and following up with known issues. Jessica offered to get an update from the ISD regarding outstanding water main issues.
 - c) Wildlife Committee.
Tracy presented a Committee Charter draft for the Board to review. The Board will discuss the Charter at the next HOA Board meeting.
 - d) Proposed CCR amendments update.
Proposed CCR amendments with the initial fifty required signatures are expected to be reviewed by the HOA Attorney in January so that a ballot can be distributed to the voting members in February.
 - e) Adams Canyon projects.
Tracy and Jessica are reviewing the finalized trail easement exhibits, water tank fence detail, and possible property appraisal.
 - f) Management of habitat marsh area - Cattails.
The Board questioned the cost for previous removal of cattails. Nancy will provide the Board with the history and cost details for cattail removal.
10. New business.
- a) 2025 meeting calendar and office holidays.
The calendar was reviewed and discussed. Currently there are seven office holidays, not all Federal holidays are observed but additions are open for future discussion.

Brian moved to approve the 2025 calendar as presented. Aida seconded the motion. The motion passed unanimously.
11. Review action items.
Action items were reviewed and completed items were removed.
12. Adjourn.
Kathie moved to adjourn the meeting. The meeting ended at 4:52 p.m.