

RAFTER J RANCH ANNUAL HOMEOWNER'S ASSOCIATION MEETING MINUTES

APPROVED

August 21, 2007, at 7:00 p.m.
Jackson Hole Christian Center

Directors/Staff/Parliamentarian present:

Directors: Vernon Martin, Kip MacMillan, Joe Greene, Jason Wells, and Chuck Rhea

Staff: Chuck McCleary and Cheryl Fischer

Parliamentarian: Paul D'Amours, Rafter J Attorney

Call to Order: Paul D'Amours, Parliamentarian, called the meeting to order at 7:10 p.m.

Quorum: Joe Greene, Secretary, reported that a quorum was present.

Minutes: (August 22, 2006) The August 2006 annual minutes passed unanimously.

President's Address:

Kip MacMillan thanked everyone for coming and pointed out that the dates of the monthly HOA Board meetings are listed on the agenda and invited everyone to attend. He also introduced the staff and Board members. Kip summarized the following issues.

- Public Facility Lot 331: Kip reported that the public facility lot was sold to a private party. The land is not open to development.
- Corral and Stable Lot 332: A private individual expressed interest in the Corral and Stable lot this year, but appeared to lose interest when the Board explained that development is not allowed.
- Seherr-Thoss Development: Representatives of Sequoia Development have met with the Board several times, but they have not provided significant insights into what they are planning.

Kip mentioned that major issues next year will be the Public Facility lot and the Seherr-Thoss Development.

Improvement and Service District:

Jim Huspek reported that they are very close to accepting bids on all three major projects including the new well, the new water storage tank, and the infrastructure improvement project. Jim mentioned that Matt Ostdiek, Engineer with Rendezvous Engineering and a Rafter J resident, is in charge of handling the bids. Matt summarized progress on the following issues.

- New well: The well project is out for bid now.
- New water storage tank: He stated that bids obtained last summer for a new water storage tank were too high. However, the ISD was successful in obtaining additional funding from the Wyoming Water Development Commission. A new set of bids are due in a few weeks.
- Infrastructure improvement project: Bids for replacing the water service lines from the main to Rafter J houses are due the third week in September.

Matt also noted that he tried to obtain more bidders, and, hence, lower bids, by breaking the projects into smaller sub-projects.

Financial Reports:

Jason Wells reviewed the Rafter J budget and actual expenditures for FY 06/07. He reported that for most line items we are at, or below, budget.

The budget for FY 07/08 is based upon projected increases of 5% for most line items and actual values for ISD fees, employee health insurance, and salaries. The primary source of income is homeowner's fees.

A homeowner asked how the ISD fees are used. Vernon stated the fees are for infrastructure, e.g. maintaining the roads, water, and sewer pumps.

Another homeowner asked why the 07/08 budget shows a net year-end cash balance of \$382k. Jason replied that this was due to a Board decision that we should maintain a cash balance approximately equal to the cost of one year's operation.

A different individual asked what the special assessments cover. Jason reminded the audience that the first assessment was for the inter-governmental agreement between the ISD and Teton County for repairing the main roads and pump house, while the second assessment is for the infrastructure project.

Old Business:

There was no old business.

New Business:

- **Election:** Vernon Martin explained the voting process. He stated that the director election and approval of the Bylaw revision is by written ballot. The director candidates were introduced and allowed to make short statements.
- **Proposed Bylaws revisions:** Vernon explained the proposed Bylaw revisions. He stated that most changes merely update and simplify the Bylaw language. One substantive change is to reduce the cost of mailing the minutes by allowing them to be posted on the website. However, anyone can request to receive the minutes by mail or e-mail.

Comments from the floor:

A homeowner commented on negative changes he has observed in Rafter J including more cars parked in the road, speeding, and groups of people buying a single-family home. He suggested that we change the covenants to include enforcement mechanisms and that we hire a part-time administrator in charge of enforcing covenants. We should also amend the covenants to increase the Rafter J speed limit to 35 mph, the state limit, and ask the sheriff to enforce it. Kip answered that the sheriff will not patrol Rafter J since it is private property, not because of the speed limit.

Another homeowner asked why we do not have speed bumps. Vernon reported the ones we had were not useful since they were easier to negotiate at 40 mph than 25 mph. A homeowner replied that speeding is a problem on Tensleep Drive and that he would prefer to have speed bumps.

A homeowner praised the Board for adding pathways and noted that they increase pedestrian safety.

A homeowner stated that her house is next to an open area and she is concerned about noxious weeds, particularly Canadian thistles, taking over her yard. Another homeowner agreed. Chuck McCleary stated that weed spraying is almost finished for this season.

A homeowner reported that the crawl spaces of houses along the east side ditch owned by Melody Ranch were flooded during the late spring and early summer. Kip responded that the water level is high in the summer due to irrigation. Chuck Rhea, past President, commented that when he was President two years ago, he walked the ditch with a Melody Ranch attorney and advised him that the ditch was at risk for failure and that Melody Ranch is financially responsible. Melody Ranch felt that the problem could be solved by keeping the water level below the Tensleep culvert. However, this did not work; the ditch still leaks. Another homeowner mentioned he also had his crawl space flooded and felt that maintenance was required and that the ditch should be lined.

A homeowner expressed concern about potential negative affects of the Seherr-Thoss development. Another homeowner was concerned about connectivity of the roads between Rafter J and Seherr-Thoss. Kip and Joe stated that the Board has already responded to the developers that this will not happen.

Jackson Hole Christian Center (River Crossing) expansion:

Mike Atkins, Senior Pastor of River Crossing, was on the agenda to discuss plans for a major expansion involving the addition of several new buildings, pathways, and more lighted parking at the 16-acre Jackson Hole Christian Center (now called the "Chapel at River Crossing") which presently consists of a parsonage and a 550-seat-sanctuary/chapel/administrative building. He noted that nine years ago, 50 people attended the church, now there are approximately 350 people attending the two Sunday services.

Mr. Atkins reported that a master plan for expansion was approved by the County in 1992. However, he stated that the present vision for future expansion is quite different than the 1992 version. Atkins has hired a world-class Denver-based architectural firm, Fentress Bradburn, who has designed, among many other major projects, the Denver, Incheon (South Korea), Seattle-Tacoma, Raleigh-Durham, and Doha (Qatar) International Airports as well as city halls, museums (including the JH Museum of Wildlife Art), etc. He is also working with a past Director of the Teton County Planning Commission to help promote the project.

Atkins noted they have already enlarged the parking and increased lighting. The master plan was for 250 parking spaces, they now have 170. Atkins envisions several new permanent structures including three dormitory buildings (32 beds), additional office and resource center space, an auditorium (seating 400 people), a covered outdoor performance-center amphitheater (seating 600), and a cafeteria. The new buildings will be used to house and feed visitors, performers, and others, to hold large weddings, funerals, high school graduations, and conventions, non-traditional worship services, youth groups, camps, as well as musicals and other types of

events. The design includes pathways and berms. Mr. Atkins realizes he must obtain approval from both Rafter J and the County for this expansion. The JH Christian Center (River Crossing) website describes an aggressive extended fund raising campaign.

During discussion, the Board and many homeowners raised concerns regarding the addition of destination residential space, the large size of the expansion, the potential effects of the new designs on wildlife and ecology, and the negative effects of increased noise and traffic.

Adjournment: The meeting adjourned at 9:15 p.m.