

RAFTER J RANCH ANNUAL HOMEOWNER'S ASSOCIATION MEETING MINUTES
APPROVED
August 18, 2009, at 7:00 p.m.
River Crossing

Directors/Staff present:

Directors: Vernon Martin, Kip MacMillan, Joe Greene, Jason Wells, and Paul Boillot

Staff: Cheryl Fischer

Call to Order: Kip MacMillan, President, called the meeting to order at 7:09 p.m.

Quorum: Joe Greene, Secretary, reported that the meeting was quorate.

Minutes (September 2, 2008): Herb Brooks moved to approve the August 2008 Annual minutes. David Suhre seconded the motion. It passed unanimously.

President's Address:

Kip MacMillan introduced the Board members and summarized major events of the year including dealing with developers and the following Rafter J issues.

- **Day Care Center Lot 331:** Kip stated that the Board is negotiating with the county regarding plans for a geothermal heat exchanger.
- **Tract 3A:** Kip reported that Too Buds is considering developing Tract 3A for two to three residential units.
- **Rafter J storage area:** Kip stated that the Rafter J storage area is not used efficiently; the Board increased the storage area fees with the goal of using the revenue to improve and secure the area.
- **Rafter J parks:** Kip reported that a children's playground set was added to the central park and the Board hopes to add more playground equipment as money becomes available.
- **Communication:** Kip stated that the Board communicates with residents through the Rafter J website, e-mails, and the bulletin board outside the Rafter J office.
- **Fines policy:** Kip reported that last year the Board instituted fines for covenant and rule violations; approximately 20 warnings have been issued.
- **Homeowner's Association:** Kip mentioned that the Rafter J Ranch Homeowner's Association is really an association of neighbors and asked everyone to be considerate of others.
- **Monthly meetings:** Kip encouraged residents to attend our monthly meetings and participate in discussions.
- **Participation:** Kip mentioned that resident participation in Rafter J projects is good, but we need more.

Financial Report:

Jason Wells highlighted the items of interest for the fiscal year ending June 30, 2009.

- **2009 Income:** Jason stated that the total income is above budget due to not including the Rafter J Improvement and Service District (ISD) reimbursement fee.
- **2009 Expenditures:** Expenditures were close to budget. The professional expenses were mostly legal fees, which were higher than budget, due to issues with developers.
- **2009 Capital Expenditures:** Jason noted that the playground equipment, approximately \$30k, was not in the budget and mitigation pond improvement was less than the budgeted amount of \$1,500.

An individual asked why the change in interest income. It was noted that the amount didn't include the ISD reimbursement for use of the HOA office and equipment.

Another individual asked what "Other" is under the Capital Expenditures. It was noted that amount, which was not in the budget, was used to replace the water heater in the Rafter J office, install a new foot bridge in the common area, etc.

Annual budget for 2010/11:

Jason Wells presented the projected budget for the fiscal year ending June 30, 2010.

- 2010 Revenue: The homeowners fees were decreased 45% since the ISD is no longer charging the HOA a fee. The storage area fees were increased as noted earlier. The Interest and Other Income line item was also increased due to the ISD reimbursement for the office staff.
- 2010 Operating Expenses: Jason stated that the operating expense was reduced since the ISD is no longer charging the HOA a fee as noted above; the other expense line items were increased 5% over 2009 values.
- 2010 Capital Expenditures: Jason noted that the capital expenditures included a new fence, mitigation pond work, and a new snow plow.

An individual asked why the miscellaneous line item was increased from ~\$500 to ~\$4,000. It was noted that we paid the salaries of Westwood Curtis workers in order that they would have Christmas eve off.

Kip thanked Jason, who is stepping down from his role on the Homeowner's Board, for his service.

Old Business:

There was no old business.

New Business:

- Introduction of Candidates: Paul Boillot and Brian Remlinger were introduced as the candidates for this year's Directors election.

Paul Boillot: Paul stated that he agreed by default to run for the HOA Board of Director's position and is asking others to step up in the future.

Brian Remlinger: Brian stated that he has been in Rafter J for three years and in the valley for ten years. He is proposing to reclaim the mitigation pond in Rafter J. Brian presently serves on a Rafter J townhome homeowner's board.

Comments from the floor:

A resident asked questions about storing commercial vehicles in the Rafter J storage area. It was noted that commercial vehicles and business equipment are not allowed in the storage area. The resident pointed out that there presently are unregistered vehicles and commercial vehicles in the storage area and he would like to store a box trailer for his landscaping business.

Another resident asked where the boundary for the storage area is and can we add spaces to the area? He also asked if the gully adjacent to the storage area belongs to Rafter J. The Board pointed out that all space is being used and the gully belongs to the county.

There was discussion regarding parking near the central park/playground. However, the CCRs forbid parking on the street. Neighbors also object to parking on their grass.

Several residents asked about installing a traffic light on Highway 89. It was noted that WYDOT has so far refused, but both Rafter J and the county are pursuing this issue.

An individual asked how can we control access from the north and south entrances to the day care center. The Board replied that we can add stop signs within Rafter J.

Improvement and Service District (ISD) Issues:

Jim Huspek, President of the Improvement and Service District (ISD), stated that he is in the last year of his term on the ISD. He reported that the ISD has made great progress with the infrastructure project and asked Matt Ostdiek, Engineer with Rendezvous Engineering, to summarize the present status.

- **New water tank:** Matt reported that the new water tank initially had leaks, but these have been fixed.
- **New well:** Matt noted that a contractor drilled a 500 ft test well into a coarse gravel stratum, but the water was not of good quality.
- **Infrastructure project:** Matt stated that we are ahead of schedule in replacing the corroded galvanized steel water service lines with PVC, and should be finished in the spring; however there are still sewer line repairs to be made. It was noted that Rafter J was previously pumping 450,000 gallons of water per day, but due to the water service line replacement, we are now pumping less than 200,000 gallons a day.
- **Sewer lines:** Most sewer line repairs in the east portion of Rafter J are finished.
- **Asphalt overlays:** Asphalt overlays are being done, but the driveway/overlay transition is an issue. The approximate schedule for street overlays will be posted on the Rafter J website.
- **High ground water:** Matt noted that because of high ground water this time of year, sewer line repair will be terminated and resumed in the fall. Several sewer line breaks have been found and will be fixed before starting asphalt overlays in these areas.
- **Townhomes:** Matt reported that infrastructure work in the Northeast 40 townhome area is almost finished and is within budget. Work in the Cedarwoods and Walden Pond areas will commence in the fall.
- **ISD Budget hearing:** Jim noted that there were no residents in attendance at the ISD budget hearing this year. The ISD will no longer be funded from HOA fees, but will be billing for water usage.
- **Water meter noise:** A solution to noisy water meters is to replace the ¾" meter with a 1" meter. The cost is approximately \$300 for parts, less an allowance for the ¾" meter trade-in. Installation is estimated to cost \$200-400, depending on complexity.

A resident asked why we did not order the 1" meters initially. Matt replied that the Town of Jackson recommends a ¾" meter with a flow of 22 gallons per minute. The 1" meter is rated at 50 gallons a minute. Jim further noted that in all discussion with the manufacturers bidding, the vibration issue never came up.

Jim stated that the base charge for a ¾" meter is \$3 per month, while for the 1" meter, it is \$4.25 per month. The water usage charge is \$1.20 per 1,000 gallons. The plan is to bill quarterly in August, November, February, and May. The ISD owns the meters and will replace them if they fail.

A resident asked how we will deal with sewer billing. Jim stated that for now, we will use the Town of Jackson.

Another resident asked about the 250,000 gallons per day projected usage for the geothermal heat/cool system at the day care center. Jim stated that both the HOA and the ISD are discussing the issue with the county.

Thank you: Kip thanked the Board for the volunteer work they do for Rafter J.

Adjournment: The meeting was adjourned at 8:54 p.m.