

**RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday, May 28, 2013  
Rafter J Office**

**MINUTES**

**In Attendance:**

**Directors:** Kip MacMillan, Brian Remlinger, Joe Greene, and Pam Zernis

**Staff:** Cynthia Wiley

1. Call to order.  
Kip MacMillan, President, called the meeting to order at 7:02 p.m.
2. Homeowners' issues and concerns.  
A few homeowners, who rent Rafter J storage units, have reported to the office that paraphernalia has been left in their space during the storage lot clean up.
3. Approval of the April 30, 2013, minutes.  
Brian moved to approve the minutes. The motion was seconded by Pam. It passed unanimously.
4. Financial report for April, 2013.  
Brian suggested closing one of our two money market accounts at Bank of Jackson Hole in order to obtain higher interest rates. The Board agreed and Cynthia will initiate the process. Following discussion of several line items, Brian moved to approve the Treasurer's report. The motion was seconded by Pam. It passed unanimously.
5. Maintenance report.  
The wiring harness on the auxiliary generator caught fire. Chuck is replacing the harness. He is also working on obtaining a backup generator for use until the existing generator is repaired.  
Chuck is still waiting for Jackson Lumber to deliver a replacement beam for the swing set in the main Rafter J Park. He will install the beam as soon as it comes in.
6. ISD report.  
The ISD will send the HOA a check for using Rafter J HOA services in mid-June. The money will be deposited in the money market account.
7. Design review committee (DRC) report.
  - a) Spellman (Lot 205 – 1550 Colt Dr.): new siding  
The DRC approved new siding.
  - b) Bedford (Lot 121 – 1055 Longhorn Dr.): fence replacement  
The DRC approved a fence replacement.
  - c) Concannon (Lot 44 – 1240 Fresno Dr.): deck & fence  
The DRC approved a deck and fence.

- d) Rafter J HOA: new benches for pathways  
Brian moved to approve the purchase of six benches made of recycled material for the pathways in locations cited by the Design Review Committee. Chuck will investigate cement pads versus sonotubes to attach the benches. The motion was seconded by Pam. It passed unanimously.

Kip would like to have “Rafter J” routed on the back of each bench.

- e) Vestrup (Lot 47 – 3235 King Eider): new house plans  
The DRC approved new house plans.

#### 8. Old business.

- a) New truck

A new 2012 Dodge 3500 with dump bed has been ordered from Fremont Motors in Casper. Delivery date will be mid-June. Teton Rental is interested in purchasing the Rafter J Chevrolet truck.

#### 9. New business.

- a) Storage area

Letters have been sent out to homeowners renting storage space in the Rafter J storage area requesting that they clean the storage space and provide updated storage information. Homeowners have until June 10, 2013, to comply. Chuck will provide dumpsters from Teton Trash to haul off trash. All vehicles in the storage area must be registered to a Rafter J homeowner. The Sheriff’s department will tag cars that aren’t registered and tow them.

- b) Playground equipment staining – bids

Brian moved to approve the Monarch Painting bid to power wash and stain the playground equipment. The motion was seconded by Pam. It passed unanimously.

- c) Irrigation ditch policy

Last week Brian, Kip, Chuck, Paul D’Amours, and Don Barney met at the Wilson ditch near 1555 Clydesdale Drive. There are two issues: (1) ditch erosion caused by high water and lack of maintenance, and (2) overbank flooding.

Paul D’Amours and Brian suggest Rafter J develop a ditch policy for maintenance, repair, and flood prevention. There was also discussion as to whether we should continue to dam and open the ditch each year or repair the locks.

Paul D’Amours will consider legal action against a downstream group with water rights who still has not paid their share of the last ditch repair.

- d) Auto-draft from bank accounts

Toolson Telephone stated that the internet speed of Century Link, our current internet provider, is fast enough to use with bank automatic bill pay options. Cynthia will work with Bank of Jackson Hole and Merchant Services to discuss preferences.

#### 10. Review action items.

The Board discussed the Action Items and removed those which had been completed.

11. Adjournment.

Joe moved to adjourn; the motion was seconded by Pam. It passed unanimously. The meeting was adjourned at 8:09 p.m.