

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS REGULAR MEETING  
MEETING MINUTES—APPROVED  
December 20, 2005 at 7:00 p.m.  
Rafter J Office**

**IN ATTENDANCE:**

**DIRECTORS:** Kip MacMillan, Joe Greene, Jim Huspek, Vernon Martin, and Chuck Rhea

**STAFF:** (none)

**HOMEOWNERS:** Dave Hopper

**GUESTS:** (none)

**CALL TO ORDER:** Chuck Rhea, President, called the meeting to order at 7:00 p.m. and gave a brief meeting summary.

**MINUTES: (OCTOBER 25, 2005)**

Jim Huspek moved to accept the October meeting minutes. Joe Greene seconded the motion. All were in favor.

**ACCEPTANCE OF THE FINANCIAL REPORTS (NOVEMBER):**

Jim Huspek explained negative entries in expense categories as arising from rebates from, for example, Lower Valley Energy. Vernon moved to accept the November financial report and Joe Greene seconded the motion. All were in favor.

**MAINTENANCE REPORT:**

Chuck McCleary was not present to provide a report; however, it was noted there were no significant issues.

**OTHER ISSUES:**

Lot 174 has had a 5<sup>th</sup> wheel trailer in the driveway for some time. Chuck R. committed to having Chuck M. check on it as well as on a basketball hoop reported in the court on Shorthorn.

The truck in the drive at lot 042 has been relocated to the storage area after speaking with the owner at last month's meeting.

**Improvement and Service District (ISD) Issues:** The following ISD-related information was reported to the Homeowners Board.

**ENGINEERING REPORT:** Matt Ostdiek, Rendezvous Engineering, was not present to provide a report; however, the following issues were discussed:

**Infrastructure Project:** Several methods of replacing water pipes will be tested as a demonstration project in January. Three or four different techniques would be tried to see what works best in our soil. This test would also provide information as to the feasibility of performing the work during cold weather.

**Backup Control Building PC:** The laptop is scheduled to be shipped to Teton Communications in Idaho Falls in order to have them install the software on it per contract.

**DISCUSSION ITEMS:**

**Correspondence:** Some written complaints were reviewed by the board. Vernon reported he had met with the county attorney regarding a continuing issue that had come before the county due to citations issued by the sheriff's office. The attorney suggested a solution that Vernon agreed to bring before the board for consideration. The details and situation background were discussed.

**Loose Trash:** The board discussed instances where the trash that was put out for pickup has not been well contained. It was suggested that Chuck M. issue notices to people who do not sufficiently control their trash.

**Letter to Floyd King:** The board reviewed a letter drafted by our attorney, Paul D'Amours, regarding usage of the Corral and Stables lot. No changes were noted.

**Attorney:** Paul D'Amours has informed the board that his rates would be increasing in 2006.

**Board of Directors Meeting Dates:** The following dates for the next six months were suggested to the board: January 31, February 28, March 21, April 25, May 30, and June 27. Jim moved to accept these dates. Vernon seconded. All were in favor.

**Delinquent Property Owners:** The list was reviewed and several entries were discussed. No specific actions over the ordinary were adopted.

**New Copier:** The copier/printer has been replaced with a new one with scanning capability. Fax capability is not present on the new machine. Vernon described an e-fax service that sends and receives faxes as emails. The e-fax service also provides a toll-free fax telephone number. The board approved using the e-fax service.

**Line of Credit:** Jim presented the issue of renewal of a line of credit with Jackson State Bank and Trust in January. It was established several years ago in case the association needed a large amount of money in a hurry. It has never been used but costs \$125/year to renew. After discussion, Joe Greene moved to not renew the line of credit. Vernon seconded. All were in favor.

**Dave Hopper** described an issue in his neighborhood. The details of the issue were presented and discussed in detail in an effort to understand the issue and attempt to find a resolution. Mr. Hopper requested that the board grant a variance to allow a non-conforming fence be built as a way of resolving some neighborhood issues. Since Mr. Hopper's dog was part of the issue, the board strongly encouraged Mr. Hopper to find a way to insure his dog does not leave his property since that is completely within Mr. Hopper's control.

The request for the fence variance was denied by the board on the basis that 1) the board did not believe that the variance would solve the problem and 2) the board did not want to set a precedent by granting such a variance.

River Rock Lodge: Kip reported that Teton County had sent a letter to the lodge that there are two light standards present that do not belong and that the two of the standards closest to the private homes should be removed. The board felt that the issue of excessive light from these standards falling on adjoining private home property is now between the lodge and the county.

Road Signs and Speeding: Kip had asked Chuck M. to suggest signage and their placement but has not heard back from Chuck. Kip reported that Keith Gingery, county civil attorney, wants to meet with the sheriff after the holidays regarding the speeding issue in Rafter J since the Rafter J roads, though private, are open to the public. Kip reported that the process to enable the sheriff to monitor speeding within the subdivision is to have the state establish the speed limits (as opposed to having the Covenants do so) and he is pursuing this process.

**ADJOURNMENT:** Jim moved to adjourn. Joe seconded the motion. All were in favor. Meeting adjourned at 9:50 p.m.