RAFTER J RANCH HOMEOWNER'S ASSOCIATION BOARD OF DIRECTORS REGULAR MEETING

MEETING MINUTES—APPROVED

April 18, 2006 at 7:00 p.m. Rafter J Office

IN ATTENDANCE:

<u>DIRECTORS</u>: Vernon Martin, Kip MacMillan, Jim Huspek, and Joe Greene Absent: Chuck Rhea

STAFF: Chuck McCleary and Cheryl Fischer HOMEOWNERS: Tom Windle and Don Martin,

OTHERS: Paul D'Amours, Attorney with Hess, Carlman, and D'Amours and Chris Moulder, Rafter J Design Committee

CALL TO ORDER: Kip MacMillan, Vice President, called the meeting to order at 7:04 p.m.

MINUTES: (MARCH 21, 2006)

Kip MacMillan asked for any additions or corrections that need to be made. Joe noted he had some minor ones. Jim moved to accept the minutes based on making those minor corrections. Joe seconded the motion. All were in favor.

ACCEPTANCE OF THE FINANCIAL REPORTS:

Jim Huspek commented on the financial report and noted his goal is to stay in the black with a little extra left over. Vernon moved to approve the March Cash Flow Report. Joe seconded the motion. All were in favor.

MAINTENANCE REPORT: Chuck McCleary reported on the following maintenance items:

Weed Spraying: Chuck M. reported the need to find a new supplier for weed spraying because John Branca would be retiring.

<u>Water System</u>: Chuck M. reported the system has been working well. He further noted two pumps are now operating at times for about twenty minutes at times. There were also comments on the demand charge being higher than the usage electrical bill for the pumps.

<u>Culvert</u>: Chuck M. reported he had spoken to the new individual with Melody Ranch who wanted to know at what level to run the ditch so it doesn't cause a problem at the south end of Rafter J. Chuck M. stated that he told the individual to keep it below the top of the culvert.

Equipment: Chuck M. noted that he worked on the plows and they are all back together and ready to go for next year.

<u>Dave Stickel</u>: Chuck M. commented that when he was on vacation, Dave Stickel checked on the pump house and didn't have to do any plowing or sanding. He further noted it had all gone smoothly.

Sewer System: Chuck M. reported that run-time hours on sewer lift three and lift one are increasing indicating the ground water is rising.

Signs and Roadside Damage: Kip and Chuck M. commented regarding ideas and thoughts of what was needed for road signage. Chuck M. also asked Kip to let him know the size of the posts needed and further asked Kip to purchase the signs since Kip can get them more cheaply. Comments followed and Kip stated that he would provide the size of the signs and would contact the Sheriff again regarding the radar sign. The Board also discussed methods of discouraging vehicles from causing damage by not staying on the paved areas including the possibility of placing boulders in Rafter J.

HOMEOWNERS' ISSUES AND CONCERNS:

Tom Windle shared some areas of concerns regarding the roads, pathways, postal areas, and the south entrance. He further suggested some possible solutions for these areas with the Board. Tom also commented on the speeding issues on Big Trail and mentioned having more signs. Kip further noted the Board's concerns and past actions in this regard.

DISCUSSION ITEMS:

Ditch—Bill Drui letter to Craig Jackson: The Board discussed a letter from Bill Drui to the county regarding the culvert reinstallation. After discussion, it was decided to contact the county in writing to advise them that Rafter J is aware of and is concerned about the issue and to urge the county to take remedial action as soon as practical. It was further noted that Chuck R. would write the letter.

Correspondence: The Board reviewed incoming and outgoing correspondence and noted the action to take on each item.

Konitz/Richter Correspondence: The Board reviewed and commented on correspondence received regarding the water line issue with Paul D'Amours,

Attorney. After comments, it was noted that Paul D'Amours would prepare a letter in response to the correspondence.

Easement: Paul D'Amours, Attorney, gave an update on an easement with Phil Wilson and Rafter J. After comments, Paul noted that the easement will be revised and provided to the Board for review.

ISD Correspondence: Vernon reported on some information that the Rafter J Improvement and Service District (ISD) received from the state in an attempt to distribute some mineral revenues to local governments. The state offered the opportunity for the ISD to submit requests for funds to support various types of projects. After comments, Jim further noted that he had discussed the opportunity with Matt Ostdiek. Matt called the State to obtain more information and confirmed that the ISD could apply. Jim also stated that he had asked Matt to contact the Teton County Engineer's Office to see if Teton County was going to do anything through this program. Jim further noted that he hadn't received a response from Matt as to whether he had reached Craig Jackson. The Board and Don Martin shared more comments on this issue.

<u>Ditch-Pierson Land Survey</u>: The Board reviewed correspondence regarding an application for a second enlargement of the east side ditch. It was also noted to have Matt Ostdiek take a look at it. After discussion, it was decided to have Chuck R, sign the application if Matt has no problem with it.

River Rock Lodge Parking Lot Lighting: Kip reported he had been in contact with Jason Wells on a couple of occasions and referred to a letter that he drafted to Bart Myers and Jim Radda for the Board's input. After discussion, the Board decided the letter was acceptable as written and authorized Chuck R. to sign it. Delinquent Property Owners: The Board reviewed the delinquent list of property owners and noted the action to take on those accounts.

<u>Public Facility Lot 331</u>: Vernon shared comments on a couple of inquiries on the Public Facility Lot. Comments followed and he further noted that the one inquiry for a proposed recreational center would constitute a usage inconsistent with the covenants.

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Corral and Stables Lot 332: Chris Moulder, Rafter J Design Committee, attended the Board Meeting to explain their letter to the Board recommending approval of a proposed easement for a driveway approach from the adjacent ranch road to the Corral and Stables Lot 332 associated with a development plan for the lot being undertaken by Charlie Ross. It was noted that the developer wanted to obtain a preliminary approval for the driveway location in order to facilitate further planning for the lot development. Chris clarified that by declaring the acceptability of the driveway easement the Board would not be granting acceptance of the proposed usage of the lot. After further discussion, the Board agreed to accept the recommendation of the Design Committee and would respond with a letter to them.

Rafter J Design Committee Members: It was reported that the Design Committee is looking for two members. Comments followed on qualifications to be on the Design Committee along with a general description of a person's background. There was also discussion on the process for looking individuals. Chris shared comments on what the Design Committee does on a monthly basis. After comments, it was decided to include a note in the spring letter.

2006-2007 Fiscal Year Fees: The Board discussed the fees for the fiscal year 2006-2007. After discussion, Vernon moved to increase the fees 5% across the board excluding storage fees. Jim seconded the motion. All were in favor.

<u>Draft Policy on Homeowner Debit and Credit</u>: Vernon shared comments on the revised draft policy on Homeowner Debit and Credit and Kip requested that it be e-mailed to the Board for review.

ADJOURNMENT: Jim moved to adjourn. Joe seconded the motion. All were in favor. Meeting adjourned at 9:42 p.m.