

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
April 17, 2007, at 7:00 p.m.
Rafter J Office

In Attendance:

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

Staff: Cheryl Fischer

President's Report: Kip MacMillan, President, called the meeting to order at 7:08 p.m.

Minutes: (March 27, 2007) Vernon moved to approve the March HOA minutes with minor changes. Chuck R. seconded the motion. All were in favor.

Acceptance of the Financial Reports: The Board reviewed the March Financial Report. Cheryl noted that re-roofing the Rafter J Office exceeded the \$2500 budgeted amount. The actual cost was \$3975 which included installation of a plywood panel underlayer. There was discussion on checks written in March and on contributions to employee IRA accounts. Chuck R. moved to approve the March Financial Report. Vernon seconded the motion. All were in favor.

Maintenance Report: Vernon stated that Chuck M. had nothing to report other than the re-roofing.

Improvement and Service District (ISD) Report and Issues:

- **Sewer lift:** Vernon reported that the sewer pump was replaced in station one. The old pump will be rebuilt as a backup which can also serve station three. However, the pumps at station two are larger. Thus, the next time there is a failure at station two, we will buy a new pump and again have the old one rebuilt as a backup.
- **Directors:** Vernon reported that the ISD officers remained the same after the election in March.
- **Infrastructure project:** The ISD anticipates bids at the end of May.

Homeowners' and Resident Issues and Concerns:

Mitigation Pond: Vernon discussed the history of the mitigation pond. The EPA (Environmental Protection Agency) required the original developers to build it in partial compensation for their siting the Walden Pond development on wetlands. A rancher, Mr. Seherr-Thoss, owns the ditch that flows through this area and puts in a berm in the fall and takes it out in the spring to stop/start ditch flow. He also partially dams Flat Creek to increase ditch flow and the increased Flat Creek level assists in forcing water into the mitigation pond. Vernon reported that a resident inquired as to who periodically blocks flow into the mitigation pond. The cattails have strong root system and this also slows water flow. The resident noted that each year there is less water in the pond. The Board discussed the issue, for which there was a lawsuit in 1995, regarding who is responsible for maintaining the pond. The EPA told the developers (partnership) that they were to manage it. Vernon, volunteered to contact Paul D'Amours, Rafter J Attorney, and ask him to look into the matter.

Discussion Items:

Correspondence:

- **Leash and pick up after dogs:** The Board reviewed an e-mail from an individual asking owners to leash their dogs and pick up after them.
- **Mutt mitt stations:** The Board reviewed an e-mail from an individual regarding the placement of additional mutt mitt stations.

River Rock Lodge: Kip reported that he had spoken with a manager at River Rock Lodge about the light pollution issue and the manager agreed to unscrew light bulbs in two light poles.

New fiscal year fees: The Board reviewed and discussed the 2007/08 schedule of homeowner's fees reflecting an increase of 5%. Vernon pointed out that the fees must be decided at this meeting in order to have time to send out the coupon sheets in June. The ISD charges the Association a fee to maintain the infrastructure and the Homeowner's Association, in turn, collects fees for this maintenance from individual homeowners. Following discussion, Chuck R. moved to approve raising the homeowner's fees 5%. Vernon seconded the motion. It passed unanimously.

Storage area: Vernon reported that he had spoken to the Design Committee regarding an individual who had requested permission to place an all-weather "tent" over his RV in the storage area. The Design Committee declined to permit tents in the storage area lot due to, among other reasons, the potential of snow dumping from the tent onto the neighboring storage lot, build up of snow around the tent, and the pie-shaped storage areas that make tents difficult to place.

Mutt mitt stations: The Board discussed the postponed motion for mutt mitt stations held over from the March Board Meeting. In the interim, PAWS agreed to donate one station if we purchase three together with the necessary posts, hardware, and mutt mitts. Chuck R. called the question. The motion passed unanimously. Station sites will be selected by Chuck M.

Website: Vernon reported that the website is being updated often with, for example, meeting notices. While some meeting minutes are still missing, the structure of the site is complete.

Commercial Insurance: The Board discussed the homeowners commercial property and general liability insurance coverage and agreed to keep the same coverage this year.

Board meeting dates: The Board reviewed proposed meeting dates for July through December, 2007, and agreed to the following dates: July 31st, August 28th, September 25th, October 30th, November 27th, and December 18th. The Annual meeting is scheduled for August 21st at the Jackson Hole Christian Center.

Nominating Committee: The Board appointed Chuck R. as the Chairman of the 2007 Nominating Committee for Board Directors. Two positions (one for three years, one for two years) are up for election; one incumbent will run again.

Individual with three pets: The Board discussed the issue of a tenant having three dogs when only two are allowed by covenant. Kip reported that he had spoken with the tenant and a follow up letter was sent, but there has been no action. After further discussion, Chuck R. agreed to speak with Paul D'Amours, Rafter J Attorney, regarding the issue.

Outstanding attorney fee: The Board also discussed the issue of an individual with an outstanding attorney's fee. Chuck R. volunteered to take the individual to small claims court.

Rafter J Office driveway bid: The Board reviewed a bid from Hunt Construction to patch and seal the Rafter J Office asphalt driveway. The Board asked Chuck M. to seek additional bids.

New Business:

- Evans Construction: Joe reported that Evans Construction had dumped cement in the common area. The Board agreed to ask Chuck M. to photograph the cement dump and then ask Evans Construction to remove it.

Adjournment: Vernon moved for adjournment and Chuck R. seconded the motion. All were in favor. The meeting adjourned at 9:21 p.m.