

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
June 26, 2007, at 7:00 p.m.
Rafter J Office

In Attendance:

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

Staff: Chuck McCleary and Cheryl Fischer

Homeowners: Jim Huspek

Others: Kari Cooper and Mike Gierau representing the Sequoia Development

President's Report: Kip MacMillan, President, called the meeting to order at 7:06 p.m.

Minutes: (May 29, 2007) Jason moved to approve the May HOA minutes. Joe seconded the motion. It passed unanimously.

Financial Report and Budget: Jason presented the May Financial Report. He pointed out that the bill for fence repairs was \$4,844. Joe moved to approve the May Financial Report. Chuck R. seconded the motion. It passed unanimously.

Jason also presented the FY 2008 budget. The 2008 revenue was estimated based on a 5% increase in the 2007 homeowners dues and interest income together with \$24k from ISD for office and vehicle usage. Expense estimates are also based on a 5% increase except for items for which actual numbers are known such as the ISD fee, employee salaries, etc. \$15k is allocated for additional fence repair and \$12.5k for office and shop painting, asphalt resealing, etc. Following comments, Chuck R. moved to accept the FY 2008 budget. Joe seconded the motion. It passed unanimously.

Maintenance Report:

- **Weed control bid:** Chuck M. reported that he received only one weed control bid and noted that the county reimburses 50% of the cost for labor and chemicals. Following discussion, Chuck R. moved to accept the bid from Ron King at Weed King and cap the cost at \$1,850. Jason seconded the motion. It passed unanimously.
- **Rafter J office and shop paint bid:** Chuck M. also reported that he received a bid from Stan Czarniak Painting Incorporated to paint the Rafter J office and shop. He is seeking additional painting bids.
- **Rafter J Office driveway bids:** Chuck M. received two bids to patch and seal the Rafter J Office asphalt driveway. He is expecting one additional bid.
- **Larvicide:** Joe asked Chuck M. about distributing larvicide in the Rafter J ditches. Chuck M. reported that Teton County Weed and Pest does the mosquito control in Rafter J.

Homeowners' and Resident Issues and Concerns:

- **River Rock Lodge signage:** The Board discussed the issue of an individual who wants to open a business in River Rock Lodge and post advertising signage. Kip asked the person to first present a signage proposal, with details, to the Design Committee.
- **Teton Meadows Ranch:** Kari Cooper and Mike Geriau were on the agenda representing the locally owned Sequoia Development and noted that they anticipate presenting a development pre-application for approximately 300 acres of the Seherr-Thoss property, presently zoned rural, to the county in the very near future. They are also working with a market survey company to ask 2000 people in the valley their views regarding affordable housing and density. They pointed out that Sequoia Development is considering several options including deed restricted, homestead affordable, and twin home properties. In all cases, they envisioned significant buffer areas and parks. Kari and Mike asked to attend the July HOA meeting as well.
- **Additional Rafter J school bus stop:** The Board discussed information received from the school district regarding an additional bus stop at the southern park on Tensleep Drive. Rafter J presently has three bus stops. The school district is primarily concerned about safety and road maintenance, especially during winter months, and requests a letter from Rafter J stating that we will maintain the roads. Kip will prepare a letter noting that we have done a good job in the past and will continue to maintain the roads as well as possible.

Improvement and Service District (ISD) Report and Issues:

- **Infrastructure project and new storage tank:** Jim Huspek reported that Rendezvous Engineering still has not requested bids on the infrastructure and storage tank projects.
- **New well:** Jim reported that the ISD has the money to install the new well and noted that they are presently exploring the possibility of drilling deeper in the hopes of finding additional water and coarser rock.

Discussion Items:

Correspondence:

- **Delinquent homeowner:** Chuck R. reported that he has filed the small claims court paperwork on a homeowner who is delinquent on fees. The court date is set for July 10 and Chuck R. will attend.
- **Correspondence log:** The Board suggested that Cheryl streamline the monthly correspondence log and only report significant items.
- **Storage shed:** A letter was sent to a homeowner with regard to a storage shed covenant violation. The homeowner was asked to discuss the issue with the Rafter J Design Committee.
- **Mitigation pond:** The Board discussed an e-mail from a resident regarding his interest to participate in studies and/or maintenance activities regarding the mitigation pond. Kip will send a letter of appreciation to the homeowner.

Public Facility Lot: The Board commented on the new ownership of the Public Facility Lot. It was agreed that Kip and Paul D'Amours, Rafter J attorney, will send the new owners a letter stating the limitations on the use of Lot 331.

Proposed Rafter J Bylaw Amendments: The Board reviewed the proposed Rafter J Bylaw Amendments (see Appendix A) prepared by Vernon Martin. Following comments, Chuck R. moved to approve the proposed Bylaw Amendments for submission to homeowners prior to the general meeting at which they will be presented for homeowner vote. Jason seconded the motion. It passed unanimously.

Annual Meeting packet: The Board reviewed and discussed the proposed annual meeting packet which will be mailed to the homeowners in August. Chuck R. noted that candidate information for the annual meeting packet should be prepared by the end of July.

Adjournment: Jason moved for adjournment and Chuck R. seconded the motion. It passed unanimously. The meeting adjourned at 9:18 p.m.

Appendix A

Proposed Bylaw Revisions

Article III

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular meeting of the members shall be held ~~on the same day of the same month of each year thereafter~~ *on a day falling within the third full week of the month of August*, at the hour of 7:00 o'clock p.m. ~~If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.~~

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the ~~Class A~~ membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by ~~mailing~~ *publicly posting a copy of* such notice, ~~postage prepaid~~, at least 15 days before such meeting to each member entitled to vote thereat, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes ~~of each class~~ of *the* membership shall constitute a quorum for any action except as otherwise provided in the Certificate of Incorporation, the Covenants, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to a vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Article VI

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be scheduled among the Board members at least once per month. The date, time, and location of the meeting shall be fixed by resolution of the Board. The regular meeting schedule shall be ~~mailed~~ *made available* to the members of the Association at least once per year. In the event there is a resolution which changes the location and time of the meeting, notice shall be given to the membership, ~~by mail~~, at least (10) days in advance of the meeting. *Requests to receive notification of regular meetings by electronic mail (e-mail) or by US Postal Service mail shall be honored.*

Section 4. Publication. Minutes of all meetings, whether regular or special, must be published by the Board and ~~mailed~~ *made available* to the membership within fourteen (14) days following the ~~conclusion of the meeting~~ *approval of the minutes*. *Requests to receive meeting minutes by electronic mail (e-mail) or by US Postal Service mail shall be honored.*

Article VII, Section 2

(a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the ~~Class A~~ members who are entitled to vote;

Article XIII

Section 1. These Bylaws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, ~~except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is a Class B membership, provided they have previously approved said subdivision for federally insured loans.~~