

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
September 18, 2007, at 7:00 p.m.
Rafter J Office

In Attendance:

Directors: Kip MacMillan, Joe Greene, and Paul Boillot; Absent: Vernon Martin and Jason Wells

Staff: Cheryl Fischer

Homeowners: Jim Huspek, Bob Henderson, Karin King, Sharon King, and Joe Larrow

Others: Mike Gierau representing Sequoia Development, Jim Verdone, Landscape Architect with Verdone Landscaping

President's Report: Kip MacMillan, President, called the meeting to order at 7:05 p.m.

Maintenance Report: Kip said that he had spoken with Chuck who had nothing unusual to report.

- **Stop signs:** Kip asked Chuck to order ten new stop signs for Rafter J that meet the state code. The total price is expected to be approximately \$400. Kip also asked Chuck to replace the most worn of the present signs and to trim bushes that block sight-lines to stop signs. Chuck will hire temporary help if necessary.
- **Rafter J office and shop paint bids:** Kip reported that Chuck recommends the Board accept the bid from Stan Czarniak Painting Incorporated to paint and back brush the Rafter J office and shop with an oil base paint. The Board agreed.
- **Maintenance of the pathway:** Paul commented on the maintenance of the pathway. He pointed out that north and south of the Rafter J bridge there are weeds and small plants growing at the concrete curb/asphalt junction. Kip noted that this is a county issue.

Improvement and Service District (ISD) Report and Issues:

- **New well and new water storage tank:** Jim Huspek reported that bids were received two weeks ago for a new well and an additional water storage tank. He stated that the bids came in within budget, allowing us to proceed on both projects. Matt Ostdiek, Rendezvous Engineering, had rewritten the specifications to split the water storage tank project into two parts. Westwood Curtis Construction of Jackson will do the excavation and leveling while Associated Brigham Contractors (ABC Company) of Brigham City, Utah will do the tank placement and plumbing. Jim also reported that Thomas Drilling of Star Valley received the well bid. ISD wants to drill a deep, 6-inch test well, 250 feet if necessary, to find water in a stable geographical structure without fine sand/dirt. The Wyoming Water Development Commission (WWDC) is in agreement. The state has reviewed the bids and approved them. The contracts are being drawn up and the work will probably begin next spring for the tank. Thomas Drilling may begin as early as this fall.
- **Infrastructure project:** Jim said that Matt Ostdiek, Rendezvous Engineering, is working on the infrastructure bids and expects them to be issued this fall.
- **Water leak in South Park Service Center:** Jim reported that there is a water leak in the South Park Service Center and SPSC promises to fix it. The SPSC Association has no officers, so it is difficult to find someone to take responsibility. The leaking water is presently coming up onto the Western Wyoming Beverage driveway.
- **Update ISD website:** Kip asked Jim when the ISD would post bid information on the Rafter J website. Jim replied that he is waiting until Vernon returns.

Discussion Items:

Correspondence:

- **Melody Ranch east side ditch:** The Board discussed an e-mail from a resident regarding water leaking from the east side ditch, owned by Melody Ranch, into nearby Rafter J crawl spaces. It was noted that Rafter J has no jurisdiction. Following discussion, Joe suggested that the Board write a letter to the county and Melody Ranch in support of Rafter J residents. Kip agreed to write the letter.
- **Dogs and update on the sewer improvement project:** The Board discussed a letter received from a resident addressing two separate items. One was with regard to neighborhood dogs that are out of control and the second item was a question regarding the status of the sewer improvement project. Following discussion, it was noted that the resident should call the Teton County Animal Control about the dogs and that the ISD will issue a status report regarding the infrastructure project.
- **Jackson Hole Christian Center (River Crossing Chapel) church expansion:** The Board discussed numerous e-mails received from residents expressing concerns regarding the River Crossing Chapel expansion plans.
- **River Rock Lodge Halloween Spooktacular Trick or Treat Event:** The Board discussed an e-mail from River Rock Lodge asking to advertise their Halloween Spooktacular Trick or Treat Event on Wednesday, October 31st from 5:30 to 8:00 p.m. The Board agreed to post their Halloween event information on the Rafter J website and in postal buildings.
- **Design Committee:** Paul moved to adopt Vernon's Design Committee policies (see Appendix). Joe seconded the motion. It passed unanimously. There was also discussion regarding the fact that the River Crossing Chapel has violated Rafter J covenant rules by not discussing with the Design Committee their plans for erecting a tent, flags, and a new advertising sign. Kip agreed to write a letter to River Crossing Chapel reminding them of the covenants.

- Weed treatment for 2008: Joe moved to accept the bid from R.J. King for 2008 weed treatment. Paul seconded the motion. It passed unanimously.
- Several residents living in a house: The Board discussed an issue involving several unrelated adults living together in a Rafter J house in violation of the covenants together with associated parking violations, fast driving, and loud parties. It was noted that Chuck spoke with them at one point, compliance improved, but it has since worsened again. There were also discussions regarding health violations and infrastructure usage. It was agreed that Kip or Chuck will stop by the house and talk with them again. The next step is to have Paul D'Amours, Rafter J Attorney, send the owner a formal complaint letter with a copy to the Teton County Code Enforcement Officer.

Homeowners' and Resident Issues and Concerns:

- Teton Meadows Ranch: Mike Gierau representing Sequoia Development, and Jim Verdone, Landscape Architect with Verdone Landscaping, were on the agenda to discuss the Teton Meadows Ranch development plan. Gierau handed out a revised August 28, 2007 report summarizing discussion between Teton Meadows Ranch and Rafter J which clearly states that the report was issued by them and not Rafter J. Verdone commented on the 200 ft setback from the last row of Teton Meadows Ranch houses to the Rafter J property line. There was discussion on berming and landscaping in the 200 ft setback region. A resident asked what type of housing would be built adjacent to Rafter J. Jim replied that the larger houses and lots (0.17 to 0.50 acres) would be sited at the boundary. They offered to add a link to Teton Meadows Ranch website on our website. Gierau noted that a development application has been submitted to the county and is available to the public. The first public meeting is scheduled for October 3rd with the Teton County Plan Review Committee. Following further discussion, Gierau asked to be on the agenda for the October Board Meeting.
- Shooting incident: Bob Henderson and Karin King were on the agenda regarding the shooting incident in Rafter J. Bob recounted the incident and relevant passages from Rafter J Covenants and Rules. Following discussion, Kip agreed to ask Paul D'Amours, Rafter J Attorney, to send a registered letter to the homeowner, with a copy of the Rafter J Covenants, demanding that the residents cease all neighborhood disturbances. It was suggested that local neighbors also speak to the homeowner. Sharon King, who attended the meeting and participated in the discussion, agreed.
- Blind spot caused by a bush: Joe Larrow was on the agenda regarding a blind spot caused by a bush at the bend in Beaver Slide Drive. He stated that the center of the bush is approximately five feet off the pavement and inhibits drivers, as they round the corner, from seeing children playing in the area. Larrow also mentioned that he spoke with the owner who had no interest in trimming the bush. Following discussion, Kip agreed to send the owner a letter noting that the bush is on the Rafter J easement and either he trims the bush or Rafter J will remove it.

Adjournment: The Board adjourned the meeting at 9:10 p.m.

Appendix

Design Committee Policy Motion

Due to difficulties in tracking fees assessed, and normally collected, by the Design Committee in order to provide assurance that the Association member's account is properly maintained by Cheryl, the Board of Directors shall establish the following policies:

1. All fees are to be submitted with plans, even if the plans or discussion are preliminary. It is the Design Committee's discretion whether to change the total fees for the review.
2. Design Committee meeting minutes shall reflect the amount of fee assessed and collected as a part of each review.
3. All fees collected, along with a listing of any fees assessed but not collected, shall be provided to Cheryl no later than the next business day following assessment or collection.
4. Design Committee meeting minutes shall be provided to Cheryl in electronic file format within 14 days following approval of the minutes.