

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
October 28, 2008, at 7:00 p.m.
Rafter J Office

In Attendance:

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

Staff: Cheryl Fischer

ISD Director: Jim Huspek

Design Review Committee: Robert "Buster" Taylor and Chris Moulder

Homeowners: Larry Kummer, Sue Porter, Karin King, and Ed Fries

Others: Kasey Mateosky and Scott Shepherd

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

Financial Report: The Board reviewed the September 2008 Financial Report. Vernon and Cheryl reported on several expense line items for the month. Vernon moved to accept the Financial Report. Paul seconded the motion. It passed unanimously.

Homeowners' and Resident Issues and Concerns:

- Kasey Mateosky and Scott Shepherd presented a conceptual design for the proposed Rafter J storage area in Tract 3A. The design reflects moving the current Rafter J storage area north. The proposed new storage area will be paved and have 188 stripped parking spaces of various dimensions. Landscaping around the area will be provided to minimize the visual impact. Kasey also presented an overview on what he is proposing with regard to commercial development. This led to a discussion on what the county was planning to do in Adams Canyon south of Tract 3A. The HOA Board made some suggestions on the proposed storage area including converting to angle parking in order to facilitate access, even though this would reduce the storage spaces from 188 to 140-150 spots, and use one-way, instead of two-way, access aisles. Chris Moulder suggested that the Jorgensen engineer working on the project attend the next Design Review Committee. Water and sewer issues for the proposed development should be discussed with the ISD.
- Sue Porter, Karin King, and Ed Fries addressed the Board regarding the maintenance of a footbridge in the Rafter J common area south of Clydesdale Drive. They noted that the footbridge is heavily used, but is rotting away. There was discussion of who should repair and maintain the bridge. The Board expressed concerns regarding liability and safety issues. It was agreed that Kip will contact Paul D'Amours, Rafter J Attorney, for advice. The Board also noted that the bridge must be constructed in a safe manner. Chris Moulder suggested contacting the lot owners near the current footbridge location to make sure that it is not a detriment. Karin (lot 167) stated that the bridge is an enhancement and is fine where it is. Kip suggested relocating the bridge east of the current location. Sue stated that relocating the bridge anywhere east of the existing location would be fine. There was also a suggestion of sending an e-mail to homeowners asking for help to construct a new bridge. The Board will discuss the footbridge issue again at the November meeting.

Improvement and Service District (ISD) Issues:

- **Infrastructure project:** Jim Huspek reported that the ISD's request before the State Land and Investment Board a month ago was successful and we received \$1.4M. Combining that with Teton County's \$700k reduces the present infrastructure shortfall to \$700k. Jim noted that the ISD has made no decision as to how to fund the remaining shortfall, but is moving forward with the project. The contractor, Westwood Curtis, has an incentive clause in the contract to come in under the maximum project amount. The ISD sent a letter to homeowners and residents explaining the infrastructure project and announcing an ISD meeting scheduled at River Crossing on November 5, 2008. The ISD Board, an engineer, and a representative from Westwood Curtis will be in attendance to answer questions. Vernon mentioned that the work crew is presently replacing the major water valves, but additional valves and lines have been found which were not marked on the county maps. There are approximately 60 major valves and the plan is to have all of them replaced by the end of November, 2008. The infrastructure project is scheduled for two years.
- **New water tank:** Jim reported that the leaks in the new water tank have not been fixed. The tank should have sealed itself, but is still leaking at the base. The Associated Brigham Contractors (ABC) tried to seal the leaks with epoxy and attempted an exterior fix, but was unsuccessful. Another procedure involving the injection of epoxy from the exterior has been suggested, however the work has not been agreed upon.
- **New well:** Jim reported that when the new well was drilled to beyond 500 ft, it reached a gravel layer and produced a large volume of water, samples of which were analyzed. The test results indicate extremely hard water with high iron and manganese content and a temperature of 55° F rather than the expected 40° F. Matt Ostdiek, Rendezvous Engineering, is having the water re-tested since it is unusable if the original results are correct.

Adjourn to Executive Session: The Board agreed to adjourn to executive session at 8:38 p.m. The regular meeting was reconvened at 9:30 p.m.

Discussion Items:

- **Adoption of the Rafter J By-Law Revisions:** Vernon presented the amended Rafter J By-Laws for the Board to adopt. The Directors signed the By-Laws Amendment page.
- **Rafter J Rules:** Vernon presented the Rafter J Rules with proposed changes for the Board to approve. Vernon moved to approve the Rafter J Rules. Paul seconded the motion. It passed unanimously.
- **Rafter J map:** Vernon presented the Board with a draft of the Rafter J map designed by Rich Greenwood of Greenwood Mapping. Vernon stated that there are still some issues, but wanted the Board's input on the map. The Board gave Vernon suggestions including color coding areas, centering the house numbers, labeling the parks, and posting laminated maps in the postal sheds. Vernon will provide the changes to Rich Greenwood.
- **Board meeting dates:** The Board reviewed proposed meeting dates for January through June, 2009, and adopted the following dates: January 27th, February 24th, March 31st, April 28th, May 26th, and June 30th.
- **New playground equipment:** Paul reported that he has not heard back from the county regarding prices and installation expenses for the county's playground equipment.
- **Copier bid:** Vernon reported that our current copier lease agreement expires in December, 2008, and presented a few options, together with prices, for the Board to consider. The options include a buy-out to keep the existing copier, leasing a black-and-white copier with a color scanner, or leasing a color copying machine. Following discussion, the Board suggested looking into the option of leasing a black-and-white copier with a color scanner and authorized Vernon to make the final decision and execute the lease agreement.
- **Homeowner-gravel pad area:** Vernon will contact the homeowners of lot 042 to find out what they want to do regarding the graveled area.
- **Ideas for the HOA:** The Board discussed an e-mail from a homeowner regarding suggested ideas: 1) summer pot luck picnic with children's games, association voting, etc., 2) clean up day, 3) sponsored yard sale in May where the HOA would advertise in the paper and individuals put their yard sale items in their own driveway, 4) provide a directory of members along with a listing of jobs their kids were willing to do, 5) and representatives that greeted newcomers, update the directory, and deliver flyers of special events, etc. for the members of the homeowners association. Kip will respond to the homeowner and appoint the individual to a standing committee to implement the ideas presented.
- **Office Closure:** Vernon stated that Cheryl would like to schedule another office closure to finish additional office work. Following discussion, the Board agreed.

New business:

- **Lower Valley Patronage Capital Certificate:** The Board discussed redeeming the current value of the 2007 Patronage Capital Allocation Certificate and decided not to proceed.

Adjournment: The meeting adjourned at 10:40 p.m.