

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED**  
**February 24, 2009, at 7:00 p.m.**  
**Rafter J Office**

**In Attendance:**

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

**Homeowners:** Jim Huspek, Debbie Wagner, and Larry Kummer

**Others:** Scott Shepherd

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

**Minutes (January 27, 2009):** Vernon moved to approve the January HOA minutes. Paul seconded the motion. It passed unanimously.

**Financial Report:** Jason presented the January Financial Report. He noted that the miscellaneous expense line item reflected the payment to Westwood Curtis which allowed the workers time off for Christmas Eve. Vernon moved to approve the Financial Report. Paul seconded the motion. It passed unanimously.

**Maintenance Report:**

- **Snow plow:** Vernon reported that there has been a persistent hydraulic oil leak from the Ford snow plow, but it is now fixed.
- **Major water leak:** Westwood Curtis repaired the major water leak in the chlorine-dwell pipe between the well pump house and the office that was discussed last month; any residual leak is insignificant.
- **Generator:** There is an oil seal leak on the generator in the well house which should be covered under a service contract. Vernon stated that he has contacted the company, but they have not yet fixed the leak.

**Improvement and Service District (ISD) Issues:**

- **Infrastructure improvement project:** Jim Huspek reported that Westwood Curtis is continuing to work on the infrastructure improvement project and is still ahead of schedule. He also noted that there is a savings of about 50% of water pumped per day. Westwood Curtis has replaced all the main water valves and there is one fire hydrant left to be repaired. They have also replaced about 70% of the water service lines.

**Homeowners' and Resident Issues and Concerns:**

Debbie Wagner and Larry Kummer shared concerns about the proposed development of the remaining Walden Pond units.

Scott Shepherd spoke with the Board regarding the proposed land swap in Tract 3A and Kip presented Scott with a list of Rafter J concerns about the project.

The Board noted that the change of land use, which requires a covenant change, must be approved by 65% of the homeowners. Paul asked about the bulk, scale, and use of the buildings. Scott said he was not sure who the end user will be in this economic climate. Scott also noted that if they build on the original site, the plan is for seven buildings with employee house above. The buildings would be similar to those in Adam's Canyon. Scott further noted that they want to minimize building visibility from the highway.

Kip reported that Chuck M. is concerned about snow removal and storage. Scott stated that TooBuds would donate a tractor with a multi-stage blower. The Board noted that the proposed storage area is too narrow for pushing snow. Jason said that the Board would prefer a site design change, instead of an operational fix, so we don't have to maintain the tractor. Kip also noted that we don't want to lose the storage space or security fence and gate. Scott mentioned that the county will require bonds and enforcement on the project. Paul stated that the Board is addressing aspects which are not part of the county's rules.

Scott said that the project has a better chance of being approved by the county if the application comes from both Rafter J and TooBuds. In addition, TooBuds also wants a boundary adjustment when they lower the present storage area lot after the swap. Kip suggested adding culverts to funnel possible leaks or failure in one or both of the two 200,000 gallon water tanks. Scott agreed.

**Discussion Items:**

- **March HOA Board meeting date:** The Board discussed rescheduling the March 31<sup>st</sup> HOA Board meeting date to March 24<sup>th</sup>, which was agreed upon subject to Board members checking their calendars.
- **Long-term Avian Population Study on Common Area:** The Board agreed to invite Teton Science School representatives to discuss their proposed program in the Rafter J common areas.
- **New playground equipment survey results:** Paul reported on the playground survey. There were 117 surveys received. The results are summarized as follows.

<b>Responses</b>	<b>Comments</b>
76	In favor of the playground equipment
41	Against the playground equipment
11	One centrally located playground
58	Two playgrounds located generally where the previous two were
6	More than two playground sets
68 of 76	Include landscaping
50	Willing to contribute
70	\$25-\$50 contribution
39	\$50-\$100 contribution
16	\$100-\$500 contribution
2	Over \$500 contribution
24	Willing to be part of a working group
50	Willing to help with the installation

The Board discussed appointing a homeowner committee to consider the issue and draft a report.

- **Rafter J map:** The Board reviewed another draft of the Rafter J map designed by Rich Greenwood of Greenwood Mapping and requested uniform fonts and labeling as well as adding Rafter J coordinates at the top of the map. In addition, Paul suggested eliminating the textual scale and Larry suggesting putting a date on the map.
- **Fee schedule for 2009/2010:** Vernon reported that some homeowners are behind on their fee payments. The Board is still reviewing and considering the fees for 2009/2010. Vernon pointed out that we need to make a decision in March or April, in order to mail the fee coupons by June 1<sup>st</sup>.
- **Walden Pond Escrow Agreement:** Vernon noted that there was nothing new to report.

**Adjournment:** Jason moved for adjournment and Vernon seconded the motion. It passed unanimously. The meeting adjourned at 9:15 p.m.