

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

In Attendance:

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

Staff: Cheryl Fischer

Homeowners: Jim Huspek, Wayne Flittner, Brian Remlinger, and Larry Kummer

Others: Paul D'Amours, Rafter J Attorney; Jennifer McCabe, Research Staff, Conservation Research Center of Teton Science Schools; Kasey Mateosky; and Scott Shepherd

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

Minutes (February 24, 2009): Paul moved to approve the February HOA minutes. Jason seconded the motion. It passed unanimously.

Financial Report: Jason presented the February Financial Report and reported that there were no outstanding issues for the month. Joe moved to approve the Financial Report. Paul seconded the motion. It passed unanimously.

Maintenance Report:

- **Message center sign:** Vernon reported that the enclosed message center sign was lowered in height and moved to another location outside the Rafter J Office.

Improvement and Service District (ISD) Issues:

- **Infrastructure improvement project:** Jim Huspek reported that Westwood Curtis is currently working in the Northwest section of Rafter J and has less than 20 single family water services to complete. They expect to finish by the second week in April. The water service lines in the Southeast, Northeast, and Central sections have been completed. The road patches and asphalt overlays on the side streets are yet to be done. Westwood Curtis will initiate some sewer work this spring. Vernon stated that Westwood Curtis will be going back to individual properties to place topsoil and seed in the areas disturbed for the water service line work.

Vernon also reported that the temporary dam in the ditch near the NE-40 Townhomes, in place to minimize the high water during the infrastructure work, was removed from Phil Wilson's property.

- **New well and water storage tank:** Jim noted that there was nothing to report.
- **Sewer blockage:** Vernon reported that there was a major sewer backup in the Southeast section. The blockage affected sewer service on Longhorn and Shorthorn Drives. Investigation revealed that the blockage included large rocks and other debris, the source of which is presently unknown because the line in that area had been opened in several places since October, 2008. Several sewer service lines had been broken in the Shorthorn cul-de-sac during work on the infrastructure improvement project, and a break in the sewer main had occurred during work upgrading sewer service lines from the northern units of SE-40 townhomes. The breaks in the Shorthorn cul-de-sac were small and are unlikely to have introduced the large rocks into the main line, while the break in the main was downstream of the blockage. Thus, it is unclear where the large rocks had been introduced into the system. They could have been dropped into a manhole, although this would have required a lot of effort. The ISD will continue to investigate in order to determine responsibility for the sewer backup. However, the sewer line is now open and flowing.
- **Computer at well house:** Vernon reported that the computer at the well house was not working and a new power supply was ordered. The water pumps are presently being operated manually.
- **ISD 2009 Election Results:** Mr. A. Wayne Flittner has been elected for a three-year term on the ISD Board.

Homeowners' and Resident Issues and Concerns:

- Jennifer McCabe with the Conservation Research Center (CRC) of Teton Science Schools spoke with the Board about using Rafter J as part of a study of Jackson Hole birds. The CRC is presently operating five Monitoring Avian Productivity and Survivorship (MAPS) stations and we would be the sixth. At each site, ten mist-nets are opened after sunrise for six hours in order to catch and band birds. The sites are visited once every ten days from June 1st to August 18th.

Earthwatch volunteers pay to volunteer for the project. The information acquired is added to a national data base. Five to six volunteers, together with a Teton Science School employee, will participate in the proposed project at Rafter J.

Rafter J residents would be notified of the project through our website and by placing signage in the areas where CRC is working. Following discussion, Vernon moved to approve the MAPS study. Jason seconded the motion. It passed unanimously.

- Kasey Mateosky and Scott Shepherd spoke with the Board regarding the proposed land swap in Tract 3A. Kasey felt that it would not be possible to obtain 65% approval from Rafter J homeowners. He told the Board that he wants to go back to the original proposal to obtain an easement through the Rafter J storage area property. Following discussion, Kasey agreed to provide the Board with a proposal.
- Brian Remlinger presented an update of his proposed Mitigation Restoration Project from the September, 2008, Board meeting. He has researched outside funding, but found it was difficult to obtain funding for a failed mitigation project. He proposed that Rafter J could restore the mitigation wetlands with the following suggestions: install a new water inlet into the wetland area, develop a management strategy to control cattails, add new water flow structures at the outlet, and control water level in the wetlands. Starting in early spring through mid summer, he proposed to decrease existing cattail biomass by raising the water level to flood the cattails.

The restoration cost estimate is \$8,240 if we use volunteers, and Brian stated that he is willing to volunteer. Vernon asked Brian about recurring costs. Brian answered that the cattails may need to be cut using a weed whacker during the first two years and that approximately one half day of work per year will be necessary to turn on and off water flow to the wetlands. No permits are required.

Following discussion, Joe moved to accept the Intermountain Aquatics contract with Brian Remlinger as the project manager. Jason seconded the motion. It passed unanimously. Brian will also submit a contract for the wetland restoration project to the Board.

Discussion Items:

- **County Day Care driveway access easement:** The Board and Paul D'Amours, Rafter J Attorney, discussed the proposed driveway access easement between Rafter J and the County Day Care to Lot 331. They also discussed Phil Wilson's easement which includes re-vegetation and prohibitions against exterior lighting, public transportation, and overnight parking. There was discussion of Phil Wilson's forty (40) foot wide driveway easement verses the proposed Rafter J's sixty (60) foot wide easement. Kip then asked Joe and Paul to suggest language to cover the easement points under discussion.
- **Floodplain Map Appeal Period:** Vernon mentioned that the Rafter J Office received a letter on March 3, 2009, from Teton County with information regarding a new floodplain map for Flat Creek and the preliminary floodplain map appeal period. This is now available on the Rafter J website.
- **New playground equipment:** Paul provided updated information on new playground equipment which our insurance carrier will insure. He found a display Mega model, the "Supersized King Kong Double Whammy Green Machine," which normally sells for \$30k, but is available for \$18k installed. The amount doesn't include the ground preparations. He noted that we need three inches of mulch, and edging to contain the mulch, covering a six foot boundary around the playground set.

Paul stated that the mega model meets the design standards for a residential area. The dimensions of the playground equipment are 21.5 ft wide by 47 ft long. Following discussion, Jason moved to pay a \$1,000 deposit to secure the mega playground set. Vernon seconded the motion. It passed unanimously. Paul will obtain mulch and edging prices. The playground equipment would be installed in late April or early May.

Adjournment: Joe moved for adjournment and Vernon seconded the motion. It passed unanimously. The meeting adjourned at 8:30 p.m.