

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
May 26, 2009, at 7:00 p.m.
Rafter J Office

In Attendance:

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

Staff: Cheryl Fischer

Homeowners: Wayne Flittner, Jim Huspek, Larry Kummer, Gordon Gray, and Elizabeth Gilmour

Others: Paul D'Amours, Rafter J Attorney; Scott Shepherd, and Kasey Mateosky

President's Report: Kip MacMillan, President, called the meeting to order at 7:00 p.m.

Minutes (March 24, 2009 and April 28, 2009): Vernon moved to approve the March and April HOA minutes. Joe seconded the motion. It passed unanimously.

Financial Report: The Financial Report was tabled until the June meeting.

Maintenance Report: Kip noted that there are no major issues.

Improvement and Service District (ISD) Issues:

- **Infrastructure improvement project:** Jim reported that Westwood Curtis is finishing their work for this winter and most large scale digging has been completed. He noted that next month there will be a crew in Rafter J for spreading topsoil and grass seed over areas that were disturbed during the construction. Jim also noted that Westwood Curtis is finished with the water and sewer work in the Northeast, Southeast, and Central sections of Rafter J. Next month, they will be patching asphalt and, about mid-July, they will begin applying 1.5" asphalt overlays on all streets in the above areas.
- **New water storage tank:** Jim noted that there are still a few minor leaks in the new water tank which will be fixed.
- **Original water storage tank:** Jim reported that the ISD has billed the responsible parties involved in the water tank vandalism. He noted that the ISD has received some payments and he is following up with those individuals who have not paid.
- **Land around the old leach field:** Jim observed that the land around the old leach field was completely torn up by Westwood Curtis. This area is owned by the Homeowners Association (HOA) and it will be reclaimed. Jim asked that the HOA consider asking Westwood Curtis to leave a 20-ft landscaped hill. Following discussion, the Board stated that they were in favor of this idea and authorized Jim to speak with Westwood Curtis on their behalf regarding the hill and landscaping.

Homeowners' and Resident Issues and Concerns:

- Scott Shepherd and Kasey Mateosky spoke with the Board regarding a proposal for Tract 3A. They provided a brief historical overview of the area regarding encroachments, quick, non-exclusive, and exclusive claims and offered two proposals for constructing a road to Tract 3A. One proposed path would be through the northeast part of our storage area, the other would be higher on the hill. They would prefer to have an easement from Rafter J to put their road through part of our storage area in exchange for additional adjacent area. They need a 12-ft road, which probably requires about a 20-ft easement, in order to site two homes in Tract 3A. They are planning to develop two 35-acre parcels. Toobuds offered an easement to Rafter J for a water line and a new gate for our storage area.

Summary: Toobud's proposal is to obtain an easement from Rafter J for a road to Tract 3A, provide Rafter J a 20-ft water line easement, provide an easement in the northwest corner of the storage area property where items appear to be encroaching on Tract 3A, move the storage gate back, and provide an exclusive easement for the area under the water tank. Following discussion, Paul D'Amours, Rafter J Attorney agreed to prepare a document for the Board to review.

- Gordon Gray thanked the Board for those that took time to visit with him regarding the new playground equipment. He also introduced Liz Gilmore, his next door neighborhood. Gordon stated that he is in favor of the playground equipment, but is worried about the bulk and scale. He noted concerns regarding potential noise impact and suggested 7:00-7:30 p.m. as a voluntary closure time. He also expressed worries about parking at the playground area and requested screening and landscaping, for which he volunteered to partially subsidize. Another issue is to minimize blocking the view corridor. Gordon would like to be involved in the orientation of the playground set and requested that the swings be on the west side. He also asked whether sections of the equipment could be placed in another park in order to decrease size. Kip responded

that the equipment is not modular and reported that he will order appropriate signage to prohibit parking. Liz noted that she is also worried about parking, but is excited about the equipment. Kip noted that the property and liability insurance for the playground will be reinstated. Following discussion, Kip volunteered to ask Paul B. to keep Gordon apprised regarding the orientation and siting of the equipment.

- Paul D'Amours noted that he would like to have a playground set installed in the southeast park on Tensleep Drive since he is across from the area. Paul also noted that most of the park noise is from teenagers later in the evening and not from families with kids.

Discussion Items:

- **Health Insurance Renewal:** Vernon reported on the employee health insurance plan and new rates for the fiscal year beginning July 1, 2009. Following discussion, the Board agreed to continue with the present health plan.
- **Storage Policy Revision:** Vernon suggested revisions to the Storage Area policy: eliminate space 0 and distinguish between homeowners and non-homeowners. The revisions also reflect a new process in which individuals fill out an application, stating that they understand and agree to the Rafter J terms, when they sign up for the waiting list. Applications will only be accepted from present residents and must be renewed annually. In addition, vehicles and trailers must be currently licensed. Sites may be vacated by e-mail if the e-mail address is registered with Rafter J. Jason suggested adding language to give users two months notice if Rafter J plans to carry out maintenance at the facility. Following discussion, Vernon will present the changes to the Board for review at the next meeting.
- **Rafter J rules:** Vernon suggested deleting the lawn and yard irrigation schedule of "even and odd day watering" from the Rafter J rules because the ISD will be billing for water. The Board agreed.
- **Board meeting dates July-December 2009:** The Board will review the proposed schedule of meeting dates for July through December 2009.
- **Annual meeting dates:** The Board will review their schedules regarding proposed dates for the annual Homeowners Annual Meeting, August 18, 19, or 20.
- **Director Nominating Committee:** It was noted that Jason and Paul's Board positions are up for election. The Rafter J Bylaws state that the nominations for election of a Director shall be made by a Nominating Committee which consists of a Chairman, who is a member of the Board, and two or more members of the Homeowners Association. Following discussion, Jason agreed to be the Chairman of the Nominating Committee and will recruit two additional members.
- **Signs for the bird banding program:** Jennifer McCabe with the Conservation Research Center (CRC) of the Teton Science School contacted the Rafter J Office about signage for the bird banding program. Following discussion, the Board agreed that she could post signs, of the type shown to the Board at the March 24, 2009 meeting, in the postal buildings and on our website.
- **Internet service and e-mail provider:** The Board discussed changing the Rafter J internet service provider. Vernon suggested switching to Qwest and Jason volunteered to research purchasing @RafterJ.org.

Adjournment: Vernon moved for adjournment and Joe seconded the motion. It passed unanimously. The meeting adjourned at 9:45 p.m.