

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
June 30, 2009, at 7:00 p.m.
Rafter J Office

In Attendance:

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

Staff: Cheryl Fischer

Homeowners: Nancy Hoffman

President's Report: Kip MacMillan, President, called the meeting to order at 7:01 p.m.

Minutes (May 26, 2009): Vernon moved to accept the May HOA minutes. Joe seconded the motion. It passed unanimously.

Maintenance Report: Vernon noted that there were no problems to report.

Improvement and Service District (ISD) Issues:

- **Infrastructure improvement project:** Vernon reported that Beaver Slide Drive will be paved within the next two weeks. He noted that Westwood Curtis has started cutting and patching asphalt and, about July 13, they will begin applying 1.5" asphalt overlays on all secondary streets starting in the Southeast and moving to the Northeast and Central sections of Rafter J. Vernon also noted that once the asphalt overlay is applied, individuals won't be able to drive on the street until it dries and hardens. Kip stated that the whole street can't be closed while the work is occurring. Vernon will check with the foreman of Westwood Curtis regarding street closures during asphalt overlays. Vernon also noted that the crew finished spreading topsoil and grass seed last week.

Vernon reported that the ISD has applied to receive the money for the road overlay portion of the infrastructure improvement project from the Joint Powers Act Loan which was approved in 2004 by the State Land Investment Board. The loan is for \$900,000, at 6% for 15 years. Annual payments will begin in December of 2010.

- **Lower Valley Energy (LVE):** Vernon noted that Lower Valley Energy will finish the replacement of electrical power lines on Percheron Drive, the last LVE project scheduled for Rafter J this summer.
- **Annual Meeting:** Vernon reported that the ISD held their annual meeting on June 15 and passed resolutions involving several issues: an annual assessment, water usage rates, water system connection fees, sewer connection fees, and a resolution for their Budget Hearing date scheduled for 10:00 a.m. on July 14, 2009. Vernon noted that the budget is formally adopted at the ISD Budget Hearing. He also noted that ISD increased its fee to the HOA for office and vehicular usage due to the projected demand on these resources. Vernon also noted that Reed Armijo and Dan Smith with Jorgensen Associates and Ken Mahood with Ward and Blake Architects were in attendance to discuss the Children's Learning Center plans for a geothermal heat exchanger using water from a well. The ISD Directors asked them to provide more detailed information relating to the system's water discharge.

Homeowners' and Resident Issues and Concerns:

- Nancy Hoffman spoke with the Board regarding exterior lighting for the Rafter J subdivision. She mentioned that the technology has changed and provided a brief overview regarding reasons to reconsider the exterior lighting issue, including the fact that Lower Valley Energy will be raising their rates. Nancy noted that she is in favor of minimizing light pollution and suggested not having lights on all night because it is expensive and can be annoying to the neighbors. Other items suggested were establishing a light curfew and/or adding motion and timer/light sensors; installing down facing lights with shields; consider partnering with Lower Valley Energy to pay for half of the initial cost for the first year; and decreasing the power of outside light bulbs. Nancy also asked whether homeowners should provide light for the house number. Following comments, the Board agreed to take the exterior lighting ideas under advisement and Joe asked Nancy to provide costs associated with changing our lighting policies.

Discussion Items:

- **Correspondence:** The Board discussed a request from River Rock Lodge to provide an announcement to Rafter J residents for a "get to know your neighbors" party on July 22. Following discussion, the Board would like to review and approve the wording of the announcement before it is placed on the Rafter J website and e-mailed to individuals within Rafter J.

- Storage Area Policy Revisions and New Application: Vernon reported on revisions to the storage area policy and noted that the new storage area application must be renewed each year. Following comments, Vernon moved to approve the storage area policy and adopt the storage area application and revised agreement. Joe seconded the motion. It passed unanimously. It was noted that the new policy would be sent to all current users, with a cover letter, in July stating that compliance with the revised policy was expected by the end of September. A copy of the new policy is attached.
- Board meeting dates: The Board reviewed proposed meeting dates for July through December, 2009. Vernon moved to accept these dates. Joe seconded the motion. It passed unanimously. The dates are: July 28, August 25, September 29, October 27, November 24, and December 29. The Board also agreed to have the Annual meeting on August 18, 2009.
- Nominees for the HOA Directors Election: Kip will notify Jason, who is Chairman of the Nominating Committee, that the nominees for the HOA Directors Election are due by July 27.

Other Business:

- FEMA Floodplain Boundaries update: Vernon reported that the Floodplain Boundaries shown in the proposed Flood Insurance Rate Map (FIRM) have not been changed. A FEMA presentation on June 25, 2009, was primarily focused on insurance issues, specifically the availability of insurance, rate structures, and plans. FEMA intends to issue a "Letter of Final Determination" to Teton County to finalize the proposed maps by August 1. The county then has six months (until February 1, 2010) to implement whatever changes are needed. Insurance rates based on the boundaries established by the new FIRMs would then become effective sometime later in February, 2010.

Adjournment: Joe moved for adjournment and Vernon seconded the motion. It passed unanimously. The meeting adjourned at 8:41 p.m.