

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED**  
**July 27, 2009, at 7:00 p.m.**  
**Rafter J Office**

**In Attendance:**

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

**Staff:** Cheryl Fischer

**President's Report:** Kip MacMillan, President, called the meeting to order at 7:07 p.m.

**Minutes (June 30, 2009):** Vernon moved to approve the June HOA minutes. Jason seconded the motion. It passed unanimously.

**Financial Report:** Jason presented the May and June Financial Report and noted that the May Office Expense line item includes the purchase of stamps for mailings while the Major Repairs and Replacement line item includes the disposal of an old footbridge and the installation of a new one in the common areas, ground preparation for the playground equipment, purchasing and placement of "No Parking" signs, and a deposit for fence material. In June, the Major Repairs and Replacement line item reflects the cost to replace the remaining section of the fence bordering the Rafter J subdivision and the playground equipment purchase. Following comments, the Board noted that the total operating expense exceeded the budgeted expense by about \$5k (approximately 1%) and the total income number was about 10% less than budgeted. Jason will prepare the FY 2009/2010 budget for the Board of Directors by Friday, July 30, 2009. Joe moved to approve the Financial Report. Vernon seconded the motion. It passed unanimously.

**Maintenance Report:** Kip noted that there is nothing to report.

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

- **Infrastructure improvement project:** Vernon Martin reported on the following projects.
  - 1). **Sewer repairs:** Sewer repairs have begun and the crews have raised the height of some of the manholes to improve sewer pipe alignment and slope. A foam substance was injected to inhibit groundwater in-leakage.
  - 2). **Sewer lift stations:** The sewer lift station pump hours from July 1, 2008 through July 22, 2009 decreased by 51% compared to the previous year; the largest reduction occurred in Lift 3 which was down by almost 70%.
  - 3). **Water pumping:** Water pump hours have decreased by approximately 42%. However, Vernon reported that the Lower Valley Energy bill indicates that the "demand charge" is higher. The Board had several questions regarding this apparent incongruity. Vernon responded that his understanding of the demand charge is that it is incurred when the load exceeds 50 kW for 15 minutes, the two large water pump motors are 50 HP (35 kW) and therefore, just running one of these pumps shouldn't result in a demand charge. We may have to consider establishing a different metering and billing scheme.
  - 4). **Cedarwoods Townhomes:** The Cedarwoods is incurring some extra work since the original contract did not include replacing their curb stops and pipes which were thought to be completely copper. However, there was a failure recently which showed severe corrosion due to the copper piping being joined to an iron pipe saddle. Westwood Curtis will replace all Cedarwoods curb stops and saddles, but this will lead to a budget shortfall. One solution is to increase the state infrastructure loan and charge Cedarwoods the extra loan payment. It has been suggested by Rendezvous Engineering that Cedarwoods use the existing available funding to complete the water and sewer service work on the southern units. When additional funding becomes available, the remaining sewer service work on the northern units would be completed. Some sewer lines and manholes will have to be relocated.
  - 5). **New water tank:** Leaks in the new water tank have been reduced to minor seepage that has been deemed acceptable and the contract will be closed out. Westwood Curtis will pack dirt around the tank.
  - 6). **Asphalt overlays:** Vernon reported that Owen Construction (subcontractor to Westwood Curtis) will start the asphalt overlays in August after the sewer inspection by Sanitary Systems, Inc. (SSI) is complete.

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

- **Vehicle parking:** The Board reviewed correspondence regarding complaints of continuous car parking on streets within Rafter J. Following discussion, it was agreed that letters will be sent reminding violators of the Rafter J rules and a Board Member will visit the violators and explain the issue. Kip will look into obtaining stickers for parking violations.
- **Playground equipment:** The Board noted that several people wrote to say they appreciated the new playground equipment.
- **Nuisance:** The Board discussed correspondence regarding loud noises and bright spot lights at a residence late at night. Following discussion, the Board will send a rules violation warning letter to the owners of the property.
- **Dogs:** The Board also noted correspondence regarding dogs chasing and harassing geese and destroying their eggs.

**Discussion Items:**

- **Nominations:** The Board discussed possible nominees for the HOA Directors Elections and agreed to send an e-mail to all residents asking for additional nominees.
- **Maintenance of yard to the road:** The Board discussed the issue of individual yard maintenance. It was noted that the CC&R's state that yards shall be maintained to the edge of the adjacent road pavement on all sides of the lot which border a road easement.
- **Maintenance of vacant lots:** The Board also discussed the maintenance of vacant lots. The CC& R's state that each residential lot shall be maintained; this includes weed control. Following discussion, the Board agreed to send information letters to owners of vacant lots.
- **Unpaved strip between the main roads and pathways:** The Board considered a suggestion from a resident regarding a possible solution for those areas which typically become muddy when wet due to incursions by motor vehicles. The suggestion was to place river rock embedded in cement between the road and pathway. It would preclude the mud, while maintaining a clear visible separation between the pathway and the road with a minimal impact on snow plowing. Following discussion, the Board agreed to obtain a price for the work.
- **Rafter J Common areas:** The Board discussed the issue of people driving on the Rafter J common areas. Recently, a resident drove across a common area to pick up kids that were tubing Flat Creek. The Board considered placing "Only Authorized Vehicles" signs in those common areas that have road access. The Teton County Sheriff's Department can then prosecute violators. The Board agreed to place signs in the four common areas that have road access.

**Adjournment:** Joe moved for adjournment and Jason seconded the motion. It passed unanimously. The meeting adjourned at 9:35 p.m.