

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
October 27, 2009 at 7:00 p.m.
River Crossing Church

In Attendance:

Directors: Vernon Martin, Brian Remlinger, Paul Boillot, and Joe Greene; absent: Kip MacMillan

Staff: Cheryl Fischer

Homeowners: Wayne Flittner, Joe Larrow, Pam Zernis, Joann Grant, Sandy Horn, Bob Henderson, Nick Zawacki, Robert "Buster" Taylor, and Nancy Hoffman

Others: Matt Ostdiek, Engineer with Rendezvous Engineering; Paul D'Amours, Rafter J Attorney; Bob Jasper, Interim County Administrator; Hank Phibbs, Chair of the Board of County Commissioners; Sean O'Malley, Interim County Engineer; Ken Mahood, Architect with Ward and Blake Architects; Reed Armijo and Jeff Bates, Engineers with Jorgensen Associates PC; and Andy Schwartz, County Commissioner

President's Report: Vernon Martin, Vice President, called the meeting to order at 7:01 p.m.

Minutes (September 30, 2009): Paul moved to approve the September HOA minutes. Brian seconded the motion. It passed unanimously.

Financial Report: Brian presented the September Financial Report including the total amounts: Revenue, \$9,743; Operating Expenses, \$15,459; Major Repairs and Replacements, \$760; Net Operating Income, \$6,475; and Ending Cash Balance, \$354,113. Joe moved to approve the Financial Report. Paul seconded the motion. It passed unanimously.

Maintenance Report:

- **Ditch along Arabian Drive:** Bob Henderson reported that the ditch which flows along Arabian Drive next to his property has a serious erosion problem which should be addressed. The culvert itself is being eroded which could compromise the road. The water level is high and has changed the course of the ditch. Bob talked to Roger Seherr-Thoss about the ditch and Chuck M. is also looking into the issue. Bob said that approximately four years ago, someone changed the course of the stream using a backhoe. Following discussion, Bob asked to be placed on the November agenda.

Homeowners' and Resident Issues and Concerns:

- **Property on Beaver Slide Drive:** Joe Larrow spoke with the Board regarding a rental property on Beaver Slide Drive. He reported that there has been no maintenance, the exterior doors are always open, and the outside faucet has leaked all summer and flooded his trees. The property management company has not responded to complaints. The home is in very bad repair and has been for seven years. Following discussion, Vernon will send a covenant violation notice to the owner.
- **Children's Learning Center geothermal based heating system:** Bob Jasper, Interim County Administrator, said that he had brought several individuals to address dewatering and geothermal heating/cooling issues. Hank Phibbs, County Commissioner, stated that the county wants to be a good neighbor and enhance communication.

Sean O'Malley, Interim County Engineer introduced Reed Armijo, Engineer with Jorgensen Associates, who reported on the following items.

In June 2009, Biota Research and Consulting Inc. installed three groundwater monitoring wells and collected data through the summer and fall. They will also obtain data in the winter/spring and will measure ground water levels.

The temperature in Tanner Springs is being monitored. The county proposes to collect water from Tanner, use it in the geothermal system, and return it to Tanner Springs. He reported that the creek did not freeze last winter and the stream flow ranged from 0.23 to 5.1 cfs. However, last year was very wet. Brian asked what happens in a dry year. Reed stated that it is a spring-fed creek, so flow shouldn't change much. Since last June, the flow was between 70,000 and 250,000 gallons/day. It was also noted that the mechanical system is a heat exchanger and they don't want the water temperature to dip below 38 °F for winter operation. In Phase 1 of the Children's Learning Center, they are expecting to use 106 to 159 gallons/minute. They will extract water from the creek close to the facility and return it nearby with little change in water flow. Paul asked if the water flowing in is about 50 °F, and pump out is approximately 38 °F, is there a problem down stream? Reed stated that they are using a small fraction of the total flow, so it should not be a major issue.

Brian and Joe asked for data and risk analysis for dumping warm water back into Tanner Creek during the summer. Ken Mahood stated that he will get back to us on this. It was noted that Biota has to obey state rules. Brian asked about risk

in dry years and stated that a risk analysis was carried out for Three Creek Ranch and the county can use this as an example. Brian also stated that the lower part of Tanner Creek is the last spawning area for wild native cutthroat trout in the United States. Thus, temperature rise is important.

- **Subdivision lighting:** Nancy Hoffman reported on the Dark Sky Lighting initiative for reducing glare, unnecessary lighting, and light trespass on neighboring property. She noted that the idea is to decrease light pollution and glare in order to enjoy the night sky. Nancy presented a lighting plan and timeline to the Board which would make Rafter J an example for other neighborhoods in the county. The goal is to have all Rafter J residences participating in a pilot project by June 2010. The lighting plan and timeline is attached as an Appendix. Following discussion, Nancy will prepare a draft letter with some exterior lighting visuals for the Board to review. Brian also suggested that we reduce light pollution at the Rafter J Office and two entrances.

Improvement and Service District (ISD) Issues:

- **Sewer lift stations:** Matt Ostdiek reported that all three sewer lift stations were rebuilt two weeks ago and are now running well. The work was performed by subcontractors to Westwood Curtis.
- **Sewer infrastructure project:** Matt reported that Westwood Curtis crews are starting winter sewer improvements.
- **Water meter letter:** Paul asked if a letter has been sent to residents regarding options for changing existing water meters to a different size. Matt stated that the letter could go out in the next few days.

Discussion Items:

- **Board meeting dates for January-June 2010:** The Board discussed the proposed meeting dates for January-June, 2010. The dates presented were the last Tuesdays of each month. Board members agreed to contact Cheryl regarding any problems with the proposed dates.
- **Rafter J Tract 3A zoning map amendment:** Vernon attended the Teton County Planning Commission meeting regarding the Tract 3A rezone. He reported that the Planning Commission moved to recommend approval of the zoning change from Rural to Neighborhood Conservation – Planned Unit Development (NC-PUD) with the condition:

Prior to development of more than one single-family (and associated ARU) on the parcel, a Rafter J Master Plan amendment application shall be submitted by the property owner and approved by the Board of County Commissioners.

Following discussion, Paul will find out when this issue will go before the Teton County Commissioners.

- **Office locks:** Vernon suggested changing the locks on the Rafter J Office doors. The Board agreed. A suggestion was made to consider installing keypad code-operated locks whose codes could be updated as office access permissions change.

Correspondence:

- **Weed Control:** The Board received an e-mail from a resident complaining of Canada thistle. Brian reported that he is looking into options for weed control and will develop a plan over the winter. He agreed to contact the resident regarding weed spraying issues.
- **Jackson Hole Veterinary Clinic:** The Board received correspondence from the Jackson Hole Veterinary Clinic requesting the placement of a sign at the north entrance of Rafter J for two to three days a week. Paul quoted Article VII, Section 3(e) of the Rafter J CCRs: “No signs whatsoever, including, but not limited to, commercial, political, and other similar signs, visible from neighboring property, shall be erected or maintained upon any lot except those signs which have received the specific approval of the Design Committee.” Following comments, the Board agreed to refer the sign issue to the Design Review Committee to review together with a copy of the relevant CCRs.

Adjournment: Joe moved for adjournment and Paul seconded the motion. It passed unanimously. The meeting adjourned at 8:42 p.m.

Appendix to October 27, 2009 HOA Board Meeting Minutes

RAFTER J DARK SKY LIGHTING

Setting an example for Teton County

October 2009

Who: Rafter J Ranch is piloting a project to encourage a return to a Dark Sky at night by reducing the glare, unnecessary lighting, and trespass of light onto other neighbors' property. We wish to set an example for conservation of lighting use, reduction of our light bill and show our love for the incredible night skies we experience in Jackson Hole.

Why: There are examples of exterior home lighting wattage in Rafter J that can be reduced and still be effective, lights that are on when there is no need for them and lights that shine in our neighbor's eyes causing glare. We can correct these problems without much cost to accomplish and be an example for other subdivisions in the county as well as for the Town of Jackson. We can be a supporter of seeing our skies at night without light interference.

How:

1. The wattage in porch and deck lights and yard lights can be reduced to 60w from 75w and still light the sites adequately for safety.
2. The glare and trespass can be reduced with light shields on the exterior lights whereby focusing light where it is needed which actually increases the safety on the property.
3. Exchange lights for Dark Sky approved lighting to eliminate glare and trespass on one's neighbors.
4. Timers or motion sensors can be installed on porch and garage lighting fixtures as well as yard lights and deck lights.

When:

1. By June of 2010, all homes will volunteer to participate in the pilot project making their exterior lighting dark sky friendly.

Timeline:

December: Identify offending lighting.

January: In email and correspondence, send a Board letter promoting the program goals and asking for cooperation in accomplishing the goal.

February: Send another reminder regarding lighting goals and resource list.

March: Reassess compliance with a night drive by two times two weeks apart.

April: Send another reminder, possibly a door hanger.

June: Contact newspaper with our accomplishments.

Addendum:

Lighting examples for exterior purposes all IDA approved.

Sample letter to owners with lights that glare or trespass.

Resources to locate lighting and installation people.