

RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED
February 23, 2010, at 7:00 p.m.
Rafter J Office

In Attendance:

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

Staff: Cheryl Fischer

Homeowners: Jim Huspek, Chuck Rhea, Don and Muriel Blaha

Others: Sean O'Malley, Interim County Engineer; Steve Foster, County Administrator; Ken Mahood, Architect with Ward and Blake Architects; Tom Campbell with Biota Research and Consulting Inc.; and Matt Ostdiek, Engineer with Rendezvous Engineering

President's Report: Kip MacMillan, President, called the meeting to order at 7:02 p.m.

Minutes (January 26, 2010): Vernon moved to approve the January HOA minutes. Brian seconded the motion. It passed unanimously.

Financial Report: Brian presented the January 2010 Financial Report including the following total amounts: Revenue, \$38,499; Operating Expenses, \$15,249; Net Operating Income, \$23,250; and Ending Cash Balance (sum of Checking, Savings, and Petty Cash accounts), \$19,092. Brian also reported the amounts in the bank accounts: Checking, \$670, and the Weekend Sweep, \$330,072. The small amount for the ending cash balance is due to most of the cash having been transferred from the checking to the Weekend Sweep Account, which is interest bearing, and the month ending during the weekend. Brian noted that deposits were made to the Money Market account this month. Vernon moved to approve the January 2010 Financial Report. Paul seconded the motion. It passed unanimously.

Maintenance Report:

- **Rafter J north entrance sign:** Vernon reported that someone had knocked the lamp off the Rafter J north entrance sign post. Delcon has been contacted to replace the light.
- **Emergency diesel generator:** Vernon noted that the alternator has been repaired in the diesel generator.
- **Ford plow:** Cheryl said that Chuck reported the extension on the Ford plow has been fixed.
- **Sewer lift station:** Cheryl also noted that, according to Chuck, a person from Pump Tech. Co. will be here next week to replace pump two in sewer lift station one.

Improvement and Service District (ISD) Issues:

- **Sewer and Water Infrastructure project:** Jim Huspek reported that the sewer and water infrastructure project work is finished except for cleanup of disturbances the crew caused in April and May.
- **Road Infrastructure project:** Jim noted that the asphalt issue is still not resolved; some of the asphalt pavement that was laid last summer is already cracking.
- **New water tank:** Jim stated that the only outstanding issue with the new water tank is whether the trees planted around the tank will grow.
- **Infrastructure project cleanup:** Jim reported that Westwood Curtis will restore their staging field to look as it did before the project started. Westwood Curtis is starting to remove their equipment from the staging area. Regarding two related issues:
 1. We don't have an elevation map of the dike before construction commenced and the area nearby scraped to make a two-lane road last summer.
 2. Jim stated that a hill will be built at the end of the staging area.
- Kip personally thanked the ISD Directors for their hard work and time spent on the infrastructure project. He was extremely pleased.

Design Review Committee Report for February 2010: The Board reviewed a Design Committee Review Report for February and noted that two additions were submitted and approved: one on lot 229 and the other unit 24, End of the Trail.

Homeowners' and Resident Issues and Concerns:

- **Children's Learning Center heat pump system:** Sean O'Malley, Interim County Engineer, and Steve Foster, County Administrator, were on the agenda to present three alternatives for the Children's Learning Center heat pump system. Ken Mahood, Architect with Ward and Blake Architects, and Tom Campbell, Biota Research and Consulting Inc., were also in attendance to answer questions. It was noted that the Teton County Commissioners want a sustainable green construction. They further reported that a ground-source heat pump is about 1/3 the cost of standard hot-water heat and the requirements have decreased since the last discussion in October 2009. Tom Campbell with Biota has been measuring water levels and taking periodic water temperatures. Following discussions, Sean summarized three options.
 1. **Closed loop system:** The closed loop horizontal system would be installed 8-9 ft. below ground level; heat collected from the ground will be extracted by a condenser in the building.
 2. **Open loop system:** The open loop system would pump water from Tanner or Adams Creek which had temperatures of 52-53 °F in October, the mid 30's °F in December (for Tanner), and now in the low 30 °F (Tanner). Adams Creek stayed at the low 50 °F during the winter. Once the heat is extracted, the water will be pumped back into one of the creeks.
 3. **"Deep" well:** The "deep" well would be approximately 30-60 ft; pumped water will either be run, after heat extraction, into a reinjection well or into Tanner Creek which has an average year-around flow of ~55 gpm.

Sean discussed the advantages/disadvantages of the three options.

1. **Closed loop system:** This time of the year, the ground temperature is about 37 °F, which is not very efficient for heating. The ground water is within 2 ft of the surface and does not drop significantly in the winter. Thus, excavation will require de-watering, which may affect down-stream neighbors. This system has the highest upfront cost, but lowest long-term cost.
2. **Open loop system:** This system will pump water from Adams Creek, which stays near 50 °F all year; thus, it has a good heat transfer efficiency. They will also put water back into Adams, resulting in no net flow change. It was noted that this is an untried approach. There will be maintenance issues since grit in the stream must be captured by a screen protecting the pump. It was also noted that Melody Ranch has control of a head gate in Adams Creek. Another possible concern is the changes in stream flow and water temperature (~10 °F), which may have bio/ecological impacts. In the summer, they expect to pump water with a temperature in the low 50 °F and replace it at ~60 °F. Brian asked if the water quality, flow, and temperature will be monitored; the answer was yes. In the summer, water could also be discharged into Tanner Creek. The variable speed pump has a maximum rating of 150 gpm, but the average pumping speed is expected to be 55 gpm.
3. **"Deep" well:** The influence from this well, which is a significant distance from Rafter J wells, is limited to about 100 ft. diameter. The county believes that at a maximum pumping speed of 150 gpm, their well would have a minimal impact on Rafter J. They are presently planning to dump heat-extracted water into Tanner Creek. The well-water temperature is expected to be in the mid 40 °F essentially year around. The maximum Tanner channel capacity is 7,000 gpm and the summer peak flow should be about 2,800 gpm. They didn't know the summer average, but guessed it should be about 1,500 gpm, while the winter average is about 300 gpm average. Thus, adding 150 gpm from the heat pump should not be significant. Brian asked why they were considering Tanner, and not Adams Creek. Their answer was to help Tanner Creek in the winter by increasing the temperature a bit and decreasing the frazzle ice. They stated that Tanner Creek is also relatively far from resident's homes, while Adams Creek passes through neighborhoods. The peak temperature in Adams is 55 °F, with a minimum temperature of 45-46 °F.

In conclusion: The deep well, option 3, requires Rafter J approval. They also stated that they could re-inject the water after use. While this option has more expense, it would completely mitigate potential impact on our wells. Both the source and reinjection wells would be 30-60 ft. deep. Their preference today is the deep well, option 3, and discharging to Tanner Creek. Brian asked if a permit is required for a reinjection well. The answer was not known, but a permit is likely required. The county wants to hear from Rafter J regarding which option we prefer. Brian noted that Tanner Creek has a flow rate in the winter of 300 gpm and the

maximum discharge is 150 gpm, which is 50%. Furthermore, the data obtained from Tanner/Adams Creeks does not extend over a long enough period of time to trust and there is no data for dry/drought years. Following discussion, Brian moved that, at the moment, we support option 3, supply well with a reinjection well, subject to final details on the wells. Paul seconded the motion. It passed unanimously.

Discussion Items:

- Request for bids for noxious weed control: Brian reported that there is no progress on weed control contracts.
- Erosion of ditch along Arabian Drive: Vernon reported that he has the letter regarding the ditch erosion repair, but is having trouble obtaining addresses for several of the owners. Following discussion, Kip said to send the letters to those owners for which we have the addresses, while continuing to search for the missing addresses.
- Qwest easement to Children's Learning Center: Vernon reported that Paul D'Amours, Rafter J Attorney, suggested changes to the wording of the Qwest easement agreement and sent the revision to Qwest.
- Rafter J street signs: Vernon noted that the Rafter J redwood signs are decaying. If we want to keep the present look, we could use a sand-blasted high-density plastic for \$480 per sign (assuming an order greater than 10). We could also use a standard street sign for ~\$50 each, plus post and installation with an added Rafter J logo. There were comments regarding the use of a mixture of standard street signs and the use of plastic signs for the general areas of Rafter J. Following discussion, Brian suggested that our ideas for street signs should be submitted to the Design Review Committee for review.
- Design Review Committee member: The Board addressed the letter of resignation from Robert "Buster" Taylor effective May 5, 2010. The Board is in the process of searching for a replacement.
- Applications: Vernon reported that half of the individuals on the storage area waiting list did not renew their application by January 22, 2010. In addition, an individual requested storage area space prior to becoming a Rafter J resident. Following discussion, the Board agreed that the latter request be denied since the applicant is not yet a resident.
- New e-mail address: Vernon reminded everyone that the Rafter J office has a new e-mail address: office@rafterj.org.
- Pond permits: Vernon reported that our two ponds along Big Trail have never received valid permits from the county. After discussion, the Board took no action at this time.
- Teton County Planning and Development Department: The Board reviewed notices from the Teton County Planning and Development Department regarding the following issues.
 1. Adams Canyon: The County Planning Director filed an application to amend the district boundaries of the parcels owned by Teton County at the Adams Canyon Joint Facilities Site from a Business Park zoning district to a Public/Semi-Public zoning district. A public hearing will be held on March 8, 2010, before the Teton County Planning Commission for recommendation to the Board of County Commissioners.
 2. River Crossing development: The Teton County Planning and Development Department received an application to amend a 1992 River Crossing development plan from 1992 and for an associated variance to the impervious surface regulations to allow 27%. The application has been scheduled for a public hearing before the Planning & Zoning Commission on March 8, 2010, for a later recommendation to the Board of County Commissioners. The Board agreed to write a letter to the Planning Committee regarding: 1) the need for more time to study such a large project; 2) excessive housing; 3) the use of performing arts; 4) the 27% impervious surface adjacent to Flat Creek; and 5) the traffic noise.

Adjournment: Vernon moved for adjournment and Brian seconded the motion. It passed unanimously. The meeting adjourned at 10:25 p.m.