

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED**  
**June 22, 2010, at 7:00 p.m.**  
**Rafter J Office**

**In Attendance:**

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

**Staff:** Chuck McCleary and Cheryl Fischer

**Homeowners:** Fred Meyer, Mike and Bobbie Dailey

**President's Report:** Kip MacMillan, President, called the meeting to order at 6:59 p.m.

**Financial Report:** Brian presented the May 2010 Financial Report including the following total amounts: Revenue, \$4,172; Operating Expenses, \$9,660; Major Repairs and Replacements, \$1,170; Net Operating Income, (\$6,658); Ending Cash Balance (sum of Checking, Money Market Fund, and Petty Cash), \$19,600. He also reported the amounts in the Rafter J bank accounts: Checking, \$989, Money Market Fund, \$18,233; Petty Cash, \$378; and the Weekend Sweep, \$461,813. (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.) There was a minor adjustment on a homeowner invoice fee in January which resulted in small changes in a few line items in the Financial Report. Brian also noted that the Rafter J bank accounts have a \$250,000 limit for FDIC insurance. He suggested that we open a separate bank account for the ISD fee of \$200,000, or place the funds in a three-month Certificate of Deposit (CD) with a higher interest rate. Following discussion, Brian agreed to investigate these options. Joe moved to approve the May, 2010, Financial Report. Paul seconded the motion. It passed unanimously.

**Maintenance Report:** Kip noted that the sewer pump for lift station one has not been replaced and the Rafter J north entrance light has not been repaired. Chuck M. reported that the sewer pump has been shipped. Lower Valley Energy has finished working in the southwest section of Rafter J and requires a power outage tomorrow for that area; Hunt Construction is doing the asphalt patching for areas disturbed by Lower Valley Energy.

**Design Review Committee Report:** The Board reviewed a Design Review Committee Action Summary for June 2, 2010.

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

- **Annual Meeting:** Vernon reported that the ISD Annual Meeting is scheduled for Thursday, June 24, 2010.

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

- **Road resurfacing:** Fred Meyer asked about the status of road resurfacing in Rafter J. Vernon stated that a different contractor will be patching and resurfacing the remaining roads.
- **River Crossing:** Several residents raised concerns about the enormous size and height of the proposed River Crossing construction. The new complex is not appropriate for Rafter J. There were also concerns about additional traffic and noise.
- **Walden Pond Phase B:** Bobbie Dailey asked about the height above grade of the new Walden Pond Phase B area. Brian replied that the plans specify a maximum of three feet.
- **Pond permits:** In response to a question about Rafter J pond permits, it was noted that our ponds (like most in Jackson Hole) were never permitted with the State Engineers Office and we are presently working to correct this.
- **Ditches:** Dailey mentioned that there is standing water near the old ditch in the Walden Pond Phase B construction area and it's a mosquito breeding ground. The Board replied that Rafter J is presently working on an agreement with Too Buds concerning the ditches.

**Discussion Items:**

- **Rafter J storage area:** Kip reported that Paul D'Amours, Rafter J Attorney, submitted a letter to Too Buds' Attorney regarding the Rafter J Tract 3A/storage area lot boundary. There has not been a response.
- **Qwest easement to the Children's Learning Center:** Kip stated that the Qwest easement for the Children's Learning Center was approved and he will sign the easement tomorrow.

- Erosion of ditch along Arabian Drive: Kip reported that a resident contacted Roger Seherr-Thoss to decrease the flow in the Wilson ditch. Brian stated that the ditch flow looks good now, but the Rafter J office has not received payment from ditch owners for work performed on the ditch. Following discussion, the Board will contact Paul D'Amours, Rafter J Attorney, to write to the owners.
- Rafter J street signs: Cheryl stated that an individual from Wedco offered suggestions for replacing the Rafter J street and park signs: metal park signs, with a silhouette of Rafter J and the Tetons, listing the streets in each area; metal street signs with the Rafter J logo and the street name cut out; and aluminum signs with street names on a colored background. Following discussion, Brian agreed to ask a representative from Drive Signs, and Cheryl will ask Wedco, to provide the Board with example signs and cost estimates. Paul stated that he called and left a voice mail for the Jackson Hole High School workshop teacher regarding their interest in producing new signs for the Rafter J subdivision.
- Pond Permits: Cheryl will check with Matt Ostdiek to see if he has obtained information about pond permits.
- Mowing common areas: Chuck M. obtained a quote of \$300/day, plus \$150 for transportation, to rent a tractor for mowing Rafter J common areas in the spring. Following discussion, the Board decided to ask the person doing the weed spraying for a proposal to mow the Rafter J common areas. Chuck M. agreed to mark the common area boundaries on a Rafter J map.
- Nominating Committee: The Rafter J Bylaws state that 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. Brian agreed to chair the Nominating Committee and will ask Ed Krajsky and Annie Jack to join.
- Annual meeting date: The Board discussed possible meeting places for the Rafter J Homeowners Annual Meeting. The Board agreed to e-mail Kip regarding their availability on the proposed dates of August 17, 18, or 19.

**Other Business:**

- Board meeting dates for July-December 2010: The Board will review the proposed schedule of meeting dates for July through December, 2010, and e-mail Kip and Cheryl regarding conflicts.
- Staining the postal sheds and playground equipment: Paul reported that Monarch Painting will begin power washing and staining the five postal buildings and playground equipment on Monday, June 28th. A Cabot water-based solid redwood stain will be used on the sheds and semi-solid stain on the playground set. A missing siding board on the Northeast postal shed will be replaced.

**Adjournment:** Vernon moved for adjournment and Paul seconded the motion. It passed unanimously. The meeting adjourned at 8:35 p.m.