

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED**  
**July 27, 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:** Chuck Rhea

**Others:** Scott Waychoff, Dale Wamhoff, Office Manager/Fabricator with Wedco Fabrication Inc., Matt Ostdiek, Engineer with Rendezvous Engineering, and Elisha Stephens and Bridger Call, owners of Drive Signs

**President's Report:** Kip MacMillan, President, called the meeting to order at 7:09 p.m.

**Minutes (May 18, 2010 and June 22, 2010):** Brian moved to approve the May and June HOA minutes. Paul seconded both motions. They passed unanimously.

**Financial Report:** Brian presented the June 2010 Financial Report which concludes the 2009/10 fiscal year. He noted the following total amounts: Revenue, \$77,152; Operating Expenses, \$18,879; Major Repairs and Replacements, \$847; and the Net Operating Income, \$57,427. He also reported the amounts in the Rafter J bank accounts: Checking, \$521,366; Money Market Fund, \$18,764; and the Petty Cash, \$393. The total amount in the Ending Cash Balance (sum of Checking, Money Market Fund, and Petty Cash), is \$540,523. Brian transferred \$200k, which is earmarked for the ISD fees, from the Checking account at Wells Fargo to a Money Market account with the Bank of Jackson Hole. Vernon moved to approve the June, 2010, Financial Report. Paul seconded the motion. It passed unanimously.

**Maintenance Report:**

- **Sewer lift station:** Kip noted that according to Chuck M., the sewer pump for lift station one has been replaced.
- **North entrance light:** Vernon reported that the north entrance light has been repaired.

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

- **Infrastructure road project:** Vernon said that Evans Construction is now doing asphalt paving in Rafter J, but their work also does not meet specifications. However, they come much closer than the work by Owens Construction.
- **Emergency diesel generator:** Energy Management has not responded regarding repairing the alternator in the emergency diesel generator.

**Design Review Committee Report:** The Board reviewed the Design Review Committee Action Summary for July 6, 2010.

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

- **Clydesdale property:** Scott Waychoff spoke with the Board and brought pictures regarding a property on Clydesdale in which the resident is running two businesses (Essential Gardening and Couloir Construction). This generates substantial traffic and the yard is being used as a landscape/construction site. Kip reported that a letter was previously sent to the owner allowing one year to clean up the yard. The year expired on June 30, 2010. Following comments, Kip agreed to begin imposing fines.

**Discussion Items:**

- **Correspondence:**

**Signs:** Kip reported that he sent a letter to Too Buds noting that their sign in the Walden Pond Phase B area is not allowed. The Board also reviewed correspondence from a homeowner regarding political signs and other signs placed throughout the Rafter J subdivision. They agreed to work with the Design Review Committee to develop standards for signage.

**Outdoor fires:** Kip noted that in response to complaints, letters were sent to four residences informing them that open fires are not allowed in Rafter J.

- Weed control and mowing of vacant lots: The Board discussed weed control and mowing of vacant lots in Rafter J. Kip agreed to write letters to vacant lot owners informing them that mowing and weed control is required.
- Rafter J street signs:

Dale Wamhoff from Wedco Fabrication made a presentation and brought examples and prices for proposed new Rafter J street signs. He showed examples of rough-cut steel signs backed with anodized aluminum. He also suggested a powder coated aluminum sign. Prices included a one-sided sign for \$12.50 and for a two-sided sign for ~\$25.00. A bracket for holding two orthogonal signs is approximately \$10. Prices are less in quantity. There is also a one-time drafting fee of \$165 and we can add a Rafter J logo on each sign. Brian asked Dale for a cost estimate to produce signs like those in 3 Creek Ranch.

Elisha Stephens and Brian Call with Drive Signs gave examples of several types of street signs for Rafter J. Options included: (1) aluminum street signs such as those in town with reflective vinyl letters and (2) corten steel with raised aluminum letters, (3) aluminum front/back sandwiched over plastic, (4) sandblasted high density urethane, and (5) redwood.
- Pond permits: Matt Ostdiek researched obtaining permits for the two ponds along Big Trail Drive and found that there are several options, some of which could require soliciting comments and approval from downstream users regarding ditch water rights.
- Annual meeting: The annual meeting will be August 17, 2010, at River Rock.
- Weed spraying contract: Brian reported that the weed spraying contractor spent \$6k in spraying approximately 1/3 of the total area. However, Brian found that the Teton County Conservation District Cost Share Program will reimburse up to 40% of the total cost, so he added an additional \$3k to the budget. Approximately 50% of the total area has now been sprayed. The Board agreed to have the contractor finish the entire subdivision. Brian suggested that next year we split Rafter J into two sections and hire two companies so that the spraying can be accomplished at the optimum time in the spring. Paul moved to finish the weed spraying for a maximum cost of \$18k prior to the 40% reimbursement. Vernon seconded the motion. It passed unanimously.

**Other Business:**

- Tract 2A: Vernon reported that renovation is occurring in Tract 2A which may require the addition of a fire suppression water line. Vernon noted that there are options for tying into the present water line. Following discussion, the Board agreed that they may request an easement in the Rafter J common area between the Corral and Stables lot and the Children's Learning Center.
- Playground equipment: Kip will ask Chuck M. to periodically check the playground equipment for required maintenance.

**Adjournment:** Vernon moved for adjournment and Paul seconded the motion. It passed unanimously. The meeting adjourned at 10:20 p.m.