

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING MINUTES—APPROVED**

June 28, 2011, at 7:00 p.m.

Rafter J Office

In Attendance:

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

Staff: Chuck McCleary and Cheryl Fischer

Others: Ilene Zwerin and Reed Armijo, Engineer with Jorgensen Associates

President's Report: Kip MacMillan, President, called the meeting to order at (7:01) p.m.

Financial report: Brian presented the May, 2011, Financial Report including the following totals: Revenue, \$5,652; Operating Expenses, \$11,103; Major Repairs and Replacements, \$5,202; and Net Operating Income, (\$10,652). He also reported the amounts in the Rafter J bank accounts: Checking (Wells Fargo), \$404,304; Money Market Fund (Wells Fargo), \$18,790; Money Market Fund (Bank of Jackson Hole), \$201,842; Petty Cash, \$1,042; and the Wells Fargo Weekend Sweep, 0. The total in the Ending Cash Balance (sum of Checking, Money Market Funds, Petty Cash, and the Weekend Sweep) is \$625,978. Paul moved to approve the May, 2011, Financial Report. Vernon seconded the motion. It passed unanimously.

Maintenance report:

- **Sewer lift stations:** Chuck M. noted that Macy's Services cleaned the three sewer lift stations. Pump two in sewer lift station two was plugged, but Chuck was able to resolve the issue.
- **Concrete bid:** Chuck M. reported that he had received one bid for putting cobble in concrete between the pathway and grass along a portion of Big Trail Drive. Brian suggested that we get another bid. He noted that we need a solution since the road is beginning to cave in. Standing water is undermining the road. Chuck M. agreed to obtain a second bid.
- **Rafter J street signs:** Chuck M. has begun replacing the old Rafter J street signs. He rented a machine from Teton Rental to dig the holes and hired two people from Jackson Temp Service to help with the project. He is also using Bob Schupman for help in digging the holes. Chuck is hoping to finish the sign project at the end of next week. Brian suggested staining the top of the new posts and Chuck replied that he was planning to do so.
- **CCR (Consumer Confidence Report):** The Rafter J annual CCR, required by the Clean Water Act, is available and Cheryl will place a notice in the paper. The report is in the Rafter J Office.

Design Review Committee report: The Board reviewed the Design Review Committee report. Kip noted that a buyer asked for an estoppel certificate for a closing on a Rafter J lot. However, the committee was not comfortable issuing the certificate. As a compromise, Kip signed a letter stating that the Design Review Committee had previously reviewed the plans for the property and approved them. This was acceptable and the purchase was consummated. Kip also mentioned that River Crossing has hired a new architect who is local.

Homeowners' and Resident Issues and Concerns:

- **Tract 3A:** Reed Armijo, Engineer with Jorgensen Associates, said that he had spoken with Cheryl and provided an email update of progress on Tract 3A. The present proposal for accessing Tract 3A involves using the existing access from US 26, 89 at Adams Canyon. This will require an HOA grading and maintenance easement for the west slope of the Rafter J storage area, Lot 335. In return, Too Buds would grant easements for portions of the storage area which they claim are outside the existing boundary. Too Buds submitted their development plan to the county who required a Rafter J Master Plan Amendment. The package was resubmitted and they are expected a staff report soon. Too Buds hopes to be ready for the Planning Commission in late July and submit a Preliminary Plan to the Board of Commissioners in September.

The Board noted that the three lots in Tract 3A will be a separate subdivision and will require a set of CCRs, which are subservient to Rafter J CCRs. The subdivision CCRs must be reviewed by the Design Review Committee and the Board.

Discussion Items:**Correspondence:**

Complaint from Rafter J resident: Paul reported that he had received a phone call from a resident regarding generator noise during a 24-hour pump test on the new well. The resident called the sheriff's department, but they did not have the authority to turn the pumps off. Paul invited the individual to attend the Board Meeting to voice his complaint; however, he did not attend. Vernon noted that in the future we should send out notices when we are running tests.

Rusted piece of ranch equipment: The Board reviewed and discussed an email from a resident regarding a rusted piece of ranch equipment at the pond. The resident suggested removing it and consider installing a bench so people could sit and enjoy the pond. Following discussion, the Board agreed to ask Chuck M. to remove the equipment.

Information on the bark beetle: The Board reviewed and discussed an email from a resident regarding information on the treatment of trees for bark beetles. Kip noted that he has his pine trees sprayed year, but didn't know about the common areas.

- Rafter J center (directory) signs: Ilene Zwerin asked what will happen with the signs in the center of the parks. Brian replied that they will be taken down.
- Wilson Ditch users: No action was taken.
- Playground equipment and items for the parks: Paul noted that we have not heard from residents near the south park on Tensleep Drive regarding their desire for playground equipment. Kip checked with individuals by the central park regarding the addition of a picnic table and they are supportive. Kip asked the Board about purchasing a picnic table for approximately \$600 and the reply was yes. Brian volunteered to check prices. There were also some suggestions for adding large vegetation and shade trees. Brian volunteered to obtain estimates for planting trees in the park. One concern is that the trees do not block view sight lines.
- Pond permits: Brian reported that Pierson Land Work, LLC surveyed the ponds and are now working on the permits.
- Air conditioner for the office: There was discussion regarding the air conditioner in the Rafter J office meeting room. The Board agreed to consider purchasing a new air conditioner, shading it with an awning, and hiring an electrician to have it properly installed.
- Health Insurance: Kip reported that Cheryl checked into health insurance for our staff. She learned that if we make major changes, we will lose grandfathered rate status. The Board agreed to renew the current contract and review it again at a later date.
- Amendments to the Rafter J rules: The Board received comments from a Design Review Committee member regarding proposed changes to the rules for posting signs in Rafter J.
- Board meeting dates for July-December 2011: The Board reviewed and approved the proposed meeting dates for July through December, 2011: July 26th, August 30th, September 27th, October 25th, November 29th, and December 20th.

Other items discussed:

- Annual weed spraying: Brian reported that the annual spraying for noxious weeds will begin the week after next. He mentioned that the noxious weeds are primarily in the common areas. One issue is that residents have planted oxeye daisies on the north side of the large pond. The state has identified this plant as a noxious weed; the law requires it to be eradicated. Brian agreed to inform the residents living in this area.
- Events on Clydesdale Drive: Ilene reported a series of unusual events on Clydesdale Drive late yesterday afternoon. A person was knocking on doors showing residents a picture and asking if they had seen the person. She also noted that there was a loud party at a house in which the parents were out of town. The young people left beer cans on the street, parked and drove across the cul-de-sac, and were speeding. Kip noted that the Sheriff's Department was in the best position to handle this.

- Rafter J's fishing day picnic: Brian stated that the fishing day picnic was a success. There were about 60 people in attendance. Approximately \$650 was raised by raffle. This was partially offset by the \$150 cost of food and a broken fly rod. Scott Smith will discuss event accounting with Cheryl. The Rafter J office received a request to catch white fish in the ponds.

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