

**RAFTER J RANCH ANNUAL HOMEOWNER'S ASSOCIATION**  
**MEETING MINUTES**  
**August 21, 2012, at 7:00 p.m.**  
**River Rock Assisted Living**

**Directors/Staff present:**

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

**Staff:** Cheryl Fischer and Chuck McCleary

**ISD:** Gordon Gray

**HOA Attorney:** Paul D'Amours

**President's address:**

- **Call to Order:** Kip MacMillan, President, called the meeting to order at 7:09 p.m. He thanked the Director of Development at River Rock, and noted that River Rock had 40 residents and a total of 140 people at a fish fry last Friday. River Rock is a resource for Rafter J and Teton County in general.

**President's report:**

- Kip reported that Rafter J has an excellent Board of Directors. They work well together and share a common goal for Rafter J moving forward.

**Issues:**

- Flooding due to the Wilson Ditch being overflowing. The Rafter J Attorney is working on it. We will repair the ditch ourselves and charge the owners.
- Weed abatement
- Seeded topsoil near large pond; reclamation.
- Working on organizing; storing, and digitizing the files in the office.
- New King Eider has one house under construction and another lot has the crawlspace cement poured.
- Parking issues near Café Bean and at central park.

**Quorum:** Joe Greene, Secretary, reported that the meeting is quorate.

**Minutes (August 16, 2011):** Joe moved to approve the August 2011 Annual minutes. A resident seconded the motion; which passed unanimously.

**Financial report: Brian Remlinger**

- Fiscal Year 2013: raised homeowner's dues and storage fees by 3%.
- A landscape architect is examining the Rafter J storage space for better organization and to shield the area from view.
- Park benches, with shade trees, will be installed along the creek.
- Walden Ponds are now permitted by the State; we will reconnect Adams lateral ditch to the west pond.
- Trail improvement: Westwood Curtis graveled the levy trail near the creek.
- Ending cash balance is \$524,742.
- A resident moved to approve the budget; another resident seconded the motion. The motion passed unanimously.

**Old Business:**

Kip MacMillan summarized the following Rafter J issue.

- **Expansion of River Crossing in Rafter J:** Kip reported that the plans are on hold at the moment.

**New Business:**

- **Board of Directors election:** Paul Boillot and Kip MacMillan are on the ballot for two open HOA positions. Paul noted that his candidacy statement was attached to the agenda packet. Kip said that he has enjoyed being on the board since 2005.

**Other Business:**

**Comments from the floor:**

- A resident living across from the central park noted that there is a major parking issue. Sometimes up to six or eight cars are parked in the area; the Rafter J Board needs to step in and provide some mitigation. Can Rafter J add parking across from the tennis court? Paul explained that if we put in parking spaces, there is a greater potential for non-Rafter J residents to park there; this could bring up a serious liability issue. He also pointed out that Cedarwoods is private property. Kip noted out that by adding parking spots, we would lose space in the central park. The Board of Directors will look into the idea and speak to our attorney with regard to the potential liability associated with adding additional parking spaces.
- A resident suggested that we consider adding playgrounds at other parks. The Board explained that we have discussed it. The benefit of having one community park is that it brings the people of Rafter J together.
- Kip mentioned that the Board is considering hosting a Rafter J "block party".
- A Rafter J homeowner is concerned about the intersection at the NW corner of Big Trail and Colt Dr. Kip will bring it up at the next HOA meeting.
- The speed bumps issue was raised again. Kip pointed out that we have discussed the issue many times.

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

Gordon Gray, President of the Improvement and Service District (ISD) presented an update on ISD issues.

**Accomplishments:**

- Roadway construction debris has been cleaned up; the affected area will be seeded this fall.
- FEMA remapped the flood plain; 40 R.J. properties are now required to purchase flood insurance. ISD is working with FEMA in an attempt to reduce the cost.
- The ISD is looking into early retirement of road reconstruction loans in order to save interest.
- **Water meters:** Last year we did not have a billing system in place. Our first water billing was in December 2011 and residents were only charged for two years of meter usage, not for water usage. New software has been implemented, but there are still a few issues. Some residents recently received water bills that appear too high. In all cases investigated so far; there has been a leak. The major difference between first and second quarter water bills is due to lawn irrigation. ISD is testing the actual meter readings versus electronic readings and carrying out engineering tests for contested bills. A resident asked: will cross-walk signs be repainted? Gordon answered yes. Pathways will be resealed and repainted/re-labeled.

**Thank you:** Kip thanked the audience. He also thanked River Rock Assisted Living for providing space for our meeting.

**Adjournment:** Joe moved to adjourn, Paul seconded the motion and it passed unanimously. The meeting adjourned at 8:48 p.m.