

**RAFTER J RANCH ANNUAL HOMEOWNER'S ASSOCIATION**  
**MEETING MINUTES - DRAFT**  
**August 12, 2014, at 7:00 p.m.**  
**River Rock Assisted Living Center**

*The minutes are considered draft until approved at the 2015 annual meeting*

**Directors/Staff present:**

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

**Staff:** Cynthia Wiley and Chuck McCleary

**ISD:** Wayne Flittner and John Lotshaw

**HOA Attorney:** Paul D'Amours

1. Call meeting to order

Call to Order: Kip MacMillan, President, called the meeting to order at 7:05 p.m. Kip welcomed the homeowners and thanked the River Rock Assisted Living Center for providing meeting space, water, and cookies.

2. Approve 2013 Annual Homeowners meeting minutes

Joe noted that the meeting was quorate (46 proxies and 37 lots represented) and moved to approve the August 2013 Annual minutes. The motion was seconded by Chuck Rhea. It passed unanimously.

3. President's report:

Kip introduced the Rafter J HOA staff Cynthia, and Chuck, and the HOA Board members. He then provided an update on current Rafter J projects.

- Storage area: The Board has three bids for landscape architecture. The goal is to screen the area and align the spaces. Everyone with a storage spot will have to move their items during the project.
- Rafter J is installing four new stop signs that meet state regulations (the old ones did not).
- Design Review Committee: The committee will be updating the guidelines for building and remodeling.
- Several months ago, Maggie Schilling and Nicole Ackley, Rafter J residents, proposed and volunteered to install a new playground in the south Rafter J park. The playground is now complete and the Board is happy with the outcome.

4. Financial report: Brian Remlinger

- Fiscal Year 2014: Homeowner's dues and storage fees were raised by 3%. The lateral ditch was reconnected to the west pond, and the south playground was replaced.
- Chuck Rhea moved to approve the budget; the motion was seconded by Steve Foster. It passed unanimously.
- A question was raised about the \$20,000 line item for Trail Improvements. The homeowner asked if we would partner with Friends of the Pathways. The Board is seeking a homeowner to volunteer for this project.

5. Old Business

None

## 6. New Business

Board of Directors election: Paul Boillot, George Linhardt, and Nancy Porthan were on the ballot for two open HOA positions. Their candidacy statements were attached to the agenda packet. Paul Boillot (two year term) and George Linhardt (three year term) were elected.

## 7. Other Business:

Comments from the floor:

Storage area questions:

- a) A resident asked if we would replat the current storage area and annex the lot next to the storage area. The Board answered that the plan is to regrade to capture more spaces, organize the area, reconfigure single and double spaces, clearly mark all spaces, screen the area, and provide better drainage.
- b) A homeowner asked if storage area security will be updated. The Board is considering it. A questionnaire will be sent out to all Rafter J homeowners.
- c) Another resident asked whether the Board is considering selling part of Tract 3A that was purchased last year? The Board's intent is preservation. The County is rewriting land development regulations. There may be a possibility for development transfer. The County has agreed to extend lot development rights for three years. The Rafter J storage area and water tanks were encroaching on Tract 3A.

Other questions:

- a) What are the three acres adjacent to Café Bean deeded for? The Board replied: corrals and stables.
- b) Can Rafter J place receptacles for disposing of dog poop bags? The Board replied Rafter J would then have to empty the receptacles periodically. The reality is that it's the dog owner's responsibility.
- c) Can we issue sewer bills separately? Presently, the bill to a single household whose occupants are away for the winter is the same as that for a family of four living here year round. The Board answered that the Town of Jackson bills for sewer availability, irrespective of individual usage.

## 8. Update on the Improvement and Service District

Wayne Flittner, Secretary of the Improvement and Service District (ISD) presented an update on ISD issues.

- Wayne commended John Shipman, ISD Treasurer, for more than six years of service in managing the complex financial side of the infrastructure rebuilding process. He noted that paying off several loans early saved Rafter J \$100,000 in interest. Shipman received a round of applause for his hard work.
- Rafter J has added a new well for a total of four, in addition to a second reservoir storage tank. We now have a sufficient water supply for the fire protection needs of the Children's Learning Center.
- The ISD has upgraded Rafter J manholes and sealed and lined water pipes and lift pumps.
- Rafter J roads were rebuilt to current County and State requirements. In order to preserve the investment, we have just completed chip sealing the roads. We have also resealed all Rafter J pathways, a project carried out in partnership with the County at a greatly reduced cost.

- The ISD is working with our engineering consultant, Kurt Stout of Meridian Engineering, to assemble a complete report of all infrastructure work done, estimated service life, and replacement costs. This provides future ISD Boards with a base of information for planning. Matt Ostdiek of Rendezvous Engineering was a great help in assembling current data for each segment of the project.
- The ISD revised the amount and duration of the initial 15-year infrastructure assessments. Walden Pond and End of the Trails Twinhomes both received refunds as the initial project calculations cost resulted in their being overcharged. North East 40 was found to have been under assessed, so ISD provided two options: (1) increase the current assessment significantly for the remaining five years or (2) increase the current assessment moderately and extend the levy to seven years. North East 40 elected option (2). The Rafter J single-family resident tax levy has been reduced from 15 to 12 years and the bill during the last three years has been reduced from \$730 to \$421.12.
- The ISD is working with the County on Adams Canyon and South Park water and sewer issues.
- For the Rafter J residents impacted by the new FEMA flood zone maps, the ISD has partnered with Kurt Stout of Meridian to assemble the data required to file an application to change the map based upon several projects designed to rechannel flood flow. FEMA contracted a firm to do the flood mapping and we are having difficulty obtaining access to the original FEMA data.
- Wayne introduced John Lotshaw who has replaced John Shipman as ISD Treasurer.

#### Comments from the floor:

- Homeowner: what about excess gravel from the chip seal?  
ISD: the project is complete and the pathways have been swept.
- Homeowner: will the \$300 yearly assessment increase in the near future?  
ISD: probably not, but we haven't finished our evaluation. The ISD Board will work on the 2015 budget in May.
- Homeowner: the Twinhomes roads have not been resealed.  
ISD: the ISD Board and Paul D'Amours will be working on the assessment this year.

**Thank you:** Kip thanked the audience for their attendance and input. He thanked the current Board members who are not just homeowners, but friends and neighbors as well.

#### 9. Adjournment:

Herb Brooks moved to adjourn, the motion was seconded by Brian Remlinger, and it passed unanimously. The meeting adjourned at 8:20 p.m.