

RAFTER J RANCH ANNUAL HOMEOWNER'S ASSOCIATION

MEETING MINUTES

August 18, 2015, at 7:00 p.m.

MorningStar Assisted Living Center

Directors/Staff present:

Directors: Kip MacMillan, Joe Greene, Pam Zernis, Paul Boillot, and Bing Linhardt

Staff: Cynthia Wiley and Chuck McCleary

ISD: Gordon Gray 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 7:11 p.m. Kip welcomed the homeowners, and introduced the Board members. He noted that the Board is very diverse and works toward the best interest of Rafter J.

2. Approve 2014 Annual Homeowners meeting minutes

Joe, HOA Secretary, stated that the meeting is quorate (37 proxies and 36 lots represented). Vern Sharp moved to approve the August 2014 Annual minutes. The motion was seconded by Chuck Rhea. It passed unanimously.

3. Update on the Improvement and Service District

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

- Gordon thanked John Lotshaw, Treasurer, and Wayne Flittner, Secretary, of the ISD. He also thanked Cynthia, Chuck, and Paul D'Amours for their assistance.
- With July's water invoice, there was a letter stating that there is a \$96/yearly rate increase in order to eliminate future special assessments. Homeowners will find the increase listed on their property tax statement.
- In the last mailing, there was also a memorandum concerning the asbestos found in Rafter J. Detailed inspections and analysis by professional experts showed that there are no health issues for Rafter J residents.
- On March 26, 2015, asbestos was identified in the cement matrix of the clear well pipe, located just downstream of the chlorination building, as a result of a water leak discovered on March 17, 2015. The clear well casing is a 252-foot long, 36-inch diameter cement pipe with steel end caps that promotes blending of water from the source wells and disinfectants (chlorine) prior to distribution to the potable water supply system. Proactive steps were taken to evaluate the water supply and to immediately isolate the clear well pipe from the Rafter J water supply system on March 18, 2015. The clear well pipe has not been in service since that date. A review of the complete system was then performed to assess the potential for additional asbestos-containing pipe sections within the Rafter J water distribution system. The conclusion is that it is highly unlikely that asbestos-containing pipe sections are present elsewhere within the Rafter J service area.
- Steve Foster asked about sand/grit in the water. Chuck stated we have filters, but that he would check the lines.
- A homeowner asked how much chlorine is in the water. Chuck stated that the concentration is 0.035 ppm. By law, a minimum of 0.025 ppm is required.

4. President's report:

Kip introduced the Rafter J HOA staff: Cynthia and Chuck. He thanked Morning Star Assisted Living Center for providing the meeting space, water, and vegetable trays. He also thanked Dawn Lotshaw and Sharon Wiley for helping with the mailings this summer. He then provided an update on current Rafter J projects.

- An osprey nest was installed near Flat Creek in the spring and it was occupied the same day by a pair who had a chick. All three have been visible all summer.
- Design Review Committee: The committee is working on updating the guidelines for building and remodeling.
- The construction of a soccer field on Homestead is in progress.
- The Rafter J office and mail buildings were painted this summer.
- The Rafter J Board has spent a great deal of time dealing with the potential sale of lot 332, the corral and stables lot.

5. Financial report: Pamela Zernis, Rafter J Treasurer

- For fiscal Year 2015/2016, Homeowner's dues and storage fees were raised by 3%.
- Pamela Zernis moved to approve the 2015/16 budget; the motion was seconded by Nancy Riddle. It passed unanimously.
- Sharon Parrot asked about selling Tract 3A. Paul answered that we have no intention to do so.

6. Old Business

Paul Boillot has been working with Pierson Land Works to upgrade the Rafter J storage lot. The goals are to provide screening and to increase the number of spaces. Presently there are 44 homeowners on the waiting list.

So far, no economically viable solution has been proposed to significantly increase the number of spaces.

A homeowner asked if we can have Teton County grade the gravel part of the road to the Rafter J storage area. The Board agreed to ask. Chuck stated he uses the loader for grading the gravel road and that helps.

A homeowner asked if we could fence the water tanks to avoid vandalism. Kip answered that this is up to the ISD.

7. New Business

Board of Directors election: Kip MacMillan and Pamela Zernis were on the ballot for two open HOA positions. Their candidacy statements were attached to the agenda packet. Pamela Zernis (two year term) and Kip MacMillan (three year term) were elected.

8. Other Business:

Comments from the floor:

a) Chip seal:

A homeowner stated that Evans Construction left far too many chips on the road. Scott Evans, homeowner and an employee at Evans, stated that the roads were swept twice. Evans also used a fog seal on the final coat. Chips will come up (and protect the existing road) with snow removal and normal use by vehicles (tire turning).

The homeowner asked if the roads could be swept again. Scott Evans stated that the cost would be \$0.17/sq. yd.

b) FEMA:

Robert Fishback, homeowner, asked about the flood map and the resale value of homes in the flood plain. Homeowners in the flood plain have to pay more for flood insurance. Eight Rafter J homes may possibly be moved out of the flood plain with proper survey and engineering. Chuck Rhea, lot 282, stated the eight homes are lots 280-287. Homeowners with concerns about the flood plain can contact Chuck. The Rafter J ISD is working with Kurt Stout, Meridian Engineering, and FEMA to update the flood plain map.

c) Paul Von Gontard's Ditch:

Herb Brooks lives on Shorthorn adjacent to the ditch. He and some neighbors have water in their crawl spaces due to the ditch. Von Gontard had sprayed bentonite in the ditch, but the voles ate through it. Diane Peterson will work with the neighbors and Paul Von Gontard to come up with a solution. She will then meet with the Board.

Other comments:

- Dawn Lotshaw asked if the HOA can wrap the electrical boxes along Big Trails and Ten Sleep. Kip asked Dawn to look into the cost.
- Dawn Lotshaw also asked about adding plants in the cul-de-sacs. Kip noted that the Board allows this as long as homeowners water and maintain the landscape. Homeowners must provide the Board with a detailed drawing showing plant types and locations, fire hydrants must have a three foot diameter clear space around them, as well as costs for the materials and labor.
- Dawn Lotshaw asked about painting the fire hydrants. The Board suggested she first call the fire department to check with them.
- A homeowner asked if there were winter ice issues on Flat Creek. The Board replied that Rafter J hasn't had a problem so far.

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

9. Adjournment:

Ray Floreani moved to adjourn, the motion was seconded by Bing Linhardt, and it passed unanimously. The meeting adjourned at 8:06 p.m.