

RAFTER J IMPROVEMENT AND SERVICE DISTRICT
ANNUAL DIRECTOR'S MEETING

River Rock Assisted Living Center
Big Trail Drive
Jackson, WY 83001

Phone: 307-733-5262
Email: Office@ RafterJ.Org

Date: July 15, 2014 12:00 Noon

Minutes of Meeting:

Attending:

For The District:

Directors:

President: Gordon Gray
Treasurer: John Shipman
Secretary: Wayne Flittner

Staff:

Cynthia Wiley

Also Attending:

Paul D'Amours, HCD Lawyer
Jake Hanson, Homeowner /President North East 40 Homeowners Association

Call To Order:

President Gray called the meeting to order at 12:10.

- 1) Introductions – Gordon Gray
- 2) Summary of Adjustments to Special Assessments by Assessment area – Gordon Gray
- 3) Questions and Answers - Board
None
- 4) Procedure – Paul D'Amours
 - I) Introduction
 - II) Hearing procedures required by law

The hearings today are arguably required by the Wyoming Improvement and Service District act, and must be conducted according to the Wyoming Administrative Procedure Act as well as the Rafter J Improvement and Service District's Rules and Regulations. The law requiring the procedure today was written to apply to all different kinds of hearings and was not necessarily crafted with a hearing on a special assessment in mind.

The procedure we will follow today may seem at times unnecessarily complicated or not necessarily applicable to what we are doing here today. For instance, the presiding officer will call for opening statements, submission of evidence, and closing statements. Only statements made under oath during the evidence portion will be considered as evidence by the board for

the purposes of this hearing. Most of you who intend to speak today will want to testify under oath about the assessment while some of you may only want to make a statement that is not under oath, but which will not be considered as evidence for the purposes of this hearing. Nevertheless, we must follow the procedure that I am about to explain even if most of you will only speak after the presiding officer call for evidence.

III) Open Hearing and read notice

At the beginning of each hearing, the presiding officer – Gordon – will announce that the hearing is opened and will read the notice that was published in the Jackson Hole News & Guide for each hearing.

5) Resolution Hearings:

a) Rafter J Single Family and Commercial Lots

Wayne moved to approve a reduction in the amount and duration of special assessment against the Rafter J single family and commercial lots as detailed in the resolution of intent, reducing the assessment to \$421.11 per year, and reducing the number of years remaining from 5 to 2. The motion was seconded by John. The motion passes.

b) Northeast 40 Townhouses

Wayne moved to approve a supplemental assessment to increase the amount and duration of special assessment against the Northeast Forty Townhomes as detailed in the resolution of intent, raising the assessment to \$466.21 per year and increasing the number of years remaining from 5 to 7. The motion was seconded by John. The motion passes.

c) The Cedarwoods of Jackson Hole Townhomes

Wayne moved to approve a reduction in the amount and duration of special assessment against the Cedarwoods of Jackson Hole Townhomes as detailed in the resolution of intent, reducing the assessment to \$276.09 per year, and reducing the number of years remaining from 5 to 1. The motion was seconded by John. The motion passes.

d) End of the Trail Twinhomes

John moved to approve the termination of the special assessment against End of the Trail Twinhomes as detailed in the resolution of intent, and the issuance of a refund to owners of each End of the Trail Twinhomes lot against which the assessment was levied in the total amount of \$1,003.24, with refunds pro-rated for any years in which ownership of a lot was transferred as between owners from the date of transfer as determined by the board. The motion was seconded by Wayne. The motion passes.

e) Walden Pond Twinhomes

Wayne moved to approve the termination of the special assessment against Walden Pond Twinhomes as detailed in the resolution of intent, and the issuance of a refund to owners of each Walden Pond Twinhomes lot against which the assessment was levied in the total amount of \$180.94, with refunds pro-rated for any years in which ownership of a lot was transferred as between owners from the date of transfer as determined by the board. The motion was seconded by John. The motion passes.

6) Approval of 2014 - 2015 ISD Budget

Gordon reviewed the 2014-15 Annual Budget. John moved to approve the 2014-15 Annual Budget. The motion was seconded by Wayne. It passed unanimously.

7) Certification of Objections Received Prior to Close of Hearings

a) Rafter J Single Family and Commercial Lots

With no objections to the proposed reduction in special assessment against the Rafter J Single Family and Commercial lots to reduce the amount of special assessment to \$421.11 per lot per year, and the number of years remaining from 5 to 2, Wayne move to approve the proposed reduction. The motion was seconded by John. It passed unanimously.

b) Northeast 40 Townhouses

With no objections to the proposed increase in special assessment against Northeast Forty Townhouses to increase the amount of special assessment to \$652.69 per lot per year for the remaining 5 years; or increase the amount of special assessment to \$466.21 per lot per year, and increase the number of years remaining from 5 to 7, Wayne move to approve the proposed increase. The motion was seconded by John. It passed unanimously.

c) The Cedarwoods of Jackson Hole Townhomes

With no objections to the proposed reduction in special assessment against The Cedarwoods of Jackson Hole Townhomes to reduce the amount of special assessment to \$276.09 per lot per year, and the number of years remaining from 5 to 1, Wayne move to approve the proposed reduction. The motion was seconded by John. It passed unanimously.

d) End of the Trail Twinhomes

With no objections to the proposed reduction in special assessment against End of the Trail Twinhomes to terminate the special assessment, and issue a refund to owners of each End of the Trail Twinhomes lot against which the special assessment was levied in the total amount of \$1,003.24, John move to approve the proposed reduction. The motion was seconded by Wayne. It passed unanimously.

e) Walden Pond Twinhomes

With no objections to the proposed reduction in special assessment against Walden Pond Twinhomes to terminate the special assessment, and issue a refund to owners of each Walden Pond Twinhomes lot against which the special assessment was levied in the total amount of \$180.95, Wayne move to approve the proposed reduction. The motion was seconded by John. It passed unanimously.

8) Other Business

None

9) Adjourn

Hearing no further requests for discussion items, President Gray called for a motion to adjourn, Shipman moved, Flittner seconded, all voted "aye". Meeting adjourned at 12:35 PM.

Minutes Drafted By:

Cynthia Wiley

Rafter J ISD Staff