

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday, June 26, 2018, 7:00 pm
Rafter J Office

MINUTES

In Attendance:

Directors: Paul Boillot, Brooke Gorsage, Joe Greene, Kip MacMillan, and Pam Zernis.

Staff: Nancy Henderson and Larry Lennon.

Homeowners: Herb Brooks, Case Brown, Bob Fishback, Hans Flinch, Joe Gawaldo, Karen Jerger, John Merritt, Vicky O'Donoghue, Alice Richter, Cary Schaeberle, and Jim Turley.

Guests: Trevor James, Backroads Logistics Manager, and Mark Schon representing Kay Mattheis.

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:03 p.m.

2. Homeowners' issues and concerns.

a) Hans Flinch (1170 W Brangus Dr., Lot 94): Weed control.

Hans is concerned about the Rafter J herbicide spraying that occurred in May. He offered to work with Larry and Teton County Weed and Pest to create a new weed abatement plan for Rafter J.

b) Jim Turley (1655 W Big Trail Dr. #804, Cedarwoods): Tennis courts.

Jim, representing Cedarwoods, informed the Board that Cedarwoods is considering removing their tennis courts, and are looking into redevelopment options.

c) John Merritt (1555 W Clydesdale Dr., Lot 152): Trim willows.

John is concerned about the irrigation ditch from Doubletree to Clydesdale that overflowed on May 31, 2018. Larry will improve communications with the rancher in charge of the ditch and remove debris from the ditch as needed.

d) Alice Richter (2951 W Big Trail Dr., Lot 337) and Trevor James/Backroads (Lot 337): Silver Star line-of-sight service.

Alice and Trevor have agreed that Silver Star is not to install line-of-sight service for Backroads. Silver Star is working on an easement to install cable from Rafter J property to Lot 336.

e) Mark Schon for Kay Mattheis (3480 S Winding Trail Dr., Lot 19): Foot bridge.

Mark installed a foot bridge across a ditch, located east of his property, and received a complaint from a neighbor. The Board tabled this issue pending further discussion.

f) Joe Gawaldo (1655 W Big Trail Dr. #801, Cedarwoods) and Pam Zernis (1705 W Quarterhorse Dr., Lot 187): Cedarwoods willows.

Joe and Pam reported that, through mediation, they agreed on a settlement in which Pam will pay Cedarwoods \$2,100 to plant willow bushes which will be trimmed such that they will not exceed 12' in height.

3. Approval of the May 21, 2018, Rafter J HOA minutes.
Brooke moved to approve the May 21, 2018, minutes. Paul seconded the motion. It passed unanimously.
4. Financial report for May, 2018.
Pam reviewed the expense items. Rafter J ISD reimbursed Rafter J HOA for the skid steer purchase. Following Board discussion, Pam moved to approve the financial report. Paul seconded the motion. It passed unanimously.
5. Maintenance report.
 - a) Flat Creek is beginning to encroach on a bench located near the southern boundary of Rafter J. The issue is tabled until the water level recedes and the bank integrity can be determined.
 - b) A foot bridge across a ditch east of Double Tree Drive floods in the spring. The Board agreed that Rafter J needs a long-term plan for foot bridges in the common areas.
 - c) Larry reported that the ditch on the western boundary of Rafter J needs to be cleared of obstructions. The owner who created a water feature in the northwest corner, will be asked to remove it.
6. ISD report.
Sewer line cleaning in the northwest section of Rafter J has been completed. Dave Stickel, the water operator for the ISD, was informed of an infiltration issue.

The running time for Rafter J pump #1 dropped considerably when the water flow in the eastside ditch was shut off for several days due to flooding in Melody Ranch. Larry will provide the data to the Eastside Ditch Committee. Homeowners will be reminded that pumping crawlspace water into drains is illegal.

Several homeowners reported dramatic decreases in their crawlspace water level when the ditch flow was shut off. Detailed measurements are being compiled.

The annual Water Quality Report is available online at <http://www.rafterj.org> and at the Rafter J office.

7. DRC report.
 - a) Goss (1535 W Percheron Dr., Lot 142): deck - Approved.
 - b) Sheridan (1970 W Homestead Dr., Lot 234): window sample - Approved.
 - c) King (3170 W King Eider Rd., Lot 325-035): fence - Approved.
 - d) Brown (3155 S Pitch Fork Dr., Lot 31): decks - Denied.
 - e) Brown (3155 S Pitch Fork Dr., Lot 31): lights, stone edging, garage door, deck edging, shade cloth - Denied.
 - f) Concannon (1735 W Diamond Hitch Dr., Lot 287): enclose porch, deck extension, 2nd floor addition- Denied.
 - g) Brimeyer (1245 Haysled Dr., Lot 47): roof - Approved.
8. Old business.

- a) The Rafter J eastside ditch was discussed. Karen Jerger handed out a timeline of Rafter J crawlspace flooding. Case Brown offered to provide a rough estimate for installing a culvert in the Rafter J eastside ditch. Herb Brooks offered to arrange a meeting between Paul Von Gontard and the Rafter J Board.
- b) Proposed revisions to the LVE secondary power line easement will be forwarded to Peter Keenan.

9. New business.
None.

10. Review action items.
The Board discussed the action items and removed those that were completed.

11. Adjourn.
Pam moved to adjourn and Brooke seconded the motion. It passed unanimously. The meeting adjourned at 9:36 p.m.