

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday October 30, 2018, 7:00 pm
Rafter J Office

MINUTES

In Attendance:

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

Staff: Nancy Henderson

Homeowners: Mark Dalby, Robert Fishback, Joe Gawaldo, John Lotshaw, Vicky O'Donoghue, and Brian Remlinger.

1. Call to order.
Paul Boillot, Vice President, called the meeting to order at 7:04 p.m.

2. Homeowners' issues and concerns.
 - a) John Lotshaw (3315 S Cow Camp Dr., Lot 254): HOA update on view corridor discussion. John offered to create a task list in order to move forward with a Rafter J view corridor policy. The Board will review the list when it is completed.

 - b) Joe Gawaldo (Cedarwoods #801, Lot 29): Cutting down aspen trees on Rafter J common property.
Joe asked if the Board had any new information regarding the 2016 removal of aspen trees, located to the west of the Cedarwoods 800 building. There was no new information.

 - c) Brian Remlinger (3060 S Bridle Dr., Lot 318): Update on Flat Creek bank stabilization project. Brian submitted a concept design for the Flat Creek bank stabilization project. The upper bank area will be reinforced using excavated fill material, top soil, biodegradable erosion control fabric, and logs. The middle bank area will have flat boulder stairs for access and egress, and the lower bank area will be reinforced with smaller rocks to prevent further erosion. Nelson Engineering will complete a survey, a meeting will be held with the Teton County flood engineer, permits will be obtained, heavy materials will be delivered when the ground is frozen, and construction is expected to begin February 1, 2019.

Brooke made a motion to accept the general concept design, with a revision to the pool excavation area, to be located 20 feet upstream from the proposed egress site. Pam seconded the motion. It passed unanimously.

Brooke made a motion to allocate a budget, not to exceed \$2,500, for the purchase, transport, and staging of logs for the revetment. Pam seconded the motion. It passed unanimously. Brian agreed to contact Larry regarding the project staging area, located southeast of the sledding hill.

Brooke made a motion to move forward with the construction permit, based on the concept design, dated October 24, 2018. Pam seconded the motion. It passed unanimously.

 - d) Mark Dalby (1260 Bull Rake Dr., Lot 22): Trail development and maintenance.

Mark requested the use of a brush cutter, to expand the existing Rafter J northwest trail to 18 inches, and materials to build two footbridges. Mark agreed to contact Larry regarding the rental or purchase of a brush cutter.

Brooke made a motion to allocate a budget, not to exceed \$1,000, for materials to build two footbridges. Pam seconded the motion. It passed unanimously. Nancy will verify that the materials are competitively priced.

e) Robert Fishback (1550 W Pinto Dr., Lot 196): Ditch grate.

Robert requested an update on the installation of a grate on the north end of the culvert near Pinto Drive, and is concerned that the ditch is not being cleaned properly. Larry was not present to provide an update.

f) Tyson Slater (3270 W King Eider Rd., Lot 43): Appeal fine for red door.

Tyson was unable to attend the meeting, but submitted a letter to appeal the fines he received since 2016 for painting his eastside door with an unapproved color. Tyson has repainted the door with an approved color. The Board discussed the fines and excused all but the original \$25.00 fine, to be paid within one calendar week.

3. Approval of the September 17, 2018, Rafter J HOA minutes.

Pam moved to approve the September 17, 2018, minutes. Brooke seconded the motion. It passed unanimously.

4. Financial report for September, 2018.

Brooke reviewed the expense items. She noted that there was no extra cost for haying the Rafter J common area and that Rafter J property taxes increased.

The Board discussed the current value of the 2017 Lower Valley Electric Patronage Capital Certificate. Pam moved to retain the certificate to maturity. Brooke seconded the motion. It passed unanimously.

Premiums for employee health insurance increased as of November 1, 2018. The policy plan was changed to stay within the allotted budget. Nancy will submit details of the current plan to the Board.

Following Board discussion, Brooke moved to approve the financial report. Pam seconded the motion. It passed unanimously.

5. Maintenance report.

Owners are reminded to adjust driving for winter conditions and to not park in the street to help with snow removal.

Lower Valley energy is currently installing a secondary power feed in the southwest section of Rafter J.

6. ISD report.

Crosswalks will be repainted in spring, 2019.

7. DRC report.

a) Lindhardt (1205 W Hay Sled Dr., Lot 51): paint – Approved.

- b) Day (1225 W Hay Sled Dr., Lot 49): addition – Approved.
- c) Grant (1695 W Quarterhorse Dr., Lot 188): addition – Approved.

8. Old business.

- a) Jackson Hole Wildlife Foundation removed the barbed wire portion of the Rafter J eastern boundary fence.
- b) The current Rafter J insurance policy does not insure archery target practice; a separate policy from a different company would be required for liability insurance.
- c) Two trees and two branches, located partly on John LaBrec's western property line and partly on Rafter J common area, were removed. Rafter J will reimburse John for half the cost when he submits an invoice and cancelled check to the Rafter J office.
- d) The Standards of Conduct and Ethical Behavior form, as revised by the Rafter J attorney, was approved by the insurance underwriters. The Board will review the form.

9. New business.

As of the July storage area inspection, one owner had not responded to non-compliance notices. A certified letter requesting compliance will be sent to the owner.

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 8:59 p.m.