

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday March 19, 2019, 7:00 pm  
Rafter J Office

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MINUTES

In Attendance:

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

ISD Director: Brian Schilling.

Staff: Nancy Henderson, and Larry Lennon.

Homeowners: Robert Fishback, Joe Gawaldo, Karen Jerger, and Vicky O'Donoghue.

1. Call to order.

Kip MacMillan, President, called the meeting to order at 7:00 p.m.

2. Homeowners' issues and concerns.

a) Karen Jerger (1190 W Hay Sled Dr., Lot 57): Lawn program and Flat Creek project.  
Karen thanked the Board for establishing a policy for Board meeting attendees.

Karen also thanked the Board for sending a letter to Paul VonGontard regarding Rafter J's interest in future maintenance of the eastside ditch, and would like the Board to follow up by having a meeting with VonGontard this week. She will provide the Rafter J office an updated summary of historical activity associated with the eastside ditch.

Karen contacted Brian Remlinger to discuss the Flat Creek bank stabilization project. She would have liked to have seen more details in the Board meeting minutes. Karen pointed out that Brian is a qualified individual and an asset to the HOA.

Karen requested Rafter J to inform home owners about the Trout Friendly Lawns Certification Program being offered by Jackson Hole Clean Water Coalition. The Board will discuss Karen's request.

b) Amy Boillot (1755 W Pack Saddle Dr., Lot 299): Volunteers needed.

Amy was unable to attend, but would like anyone that is interested in helping out with the annual Rafter J summer picnic to contact the Rafter J office.

c) Vicky O'Donoghue (3220 W King Eider Rd., Lot 38): Audit update.

Vicky discussed the possibility of a Rafter J audit, but did not complete the presentation.

d) Robert Fishback (1550 Pinto Dr., Lot 196): BOD Meeting Rules, HOA audit, Konitz lease, HOA investments, outside contractor for snow removal, and culverts.

Robert had several questions about Rafter J issues and requested clarification from the Board; Nancy responded to his email prior to the meeting. Robert thanked Nancy for her efforts. He stated that he is in favor of an independent HOA audit; he is not in favor of the HOA investing reserve funds. The Board informed Robert that Rafter J ISD is responsible for snow-removal contracts, and the HOA will be installing grates on the Rafter J culverts this spring.

3. Approval of the February 26, 2019, Rafter J HOA minutes.  
Brooke moved to approve the February 26, 2019, minutes. Paul seconded the motion. It passed unanimously
4. Financial report for February, 2019.  
Brooke reviewed the expense items including front-loader repairs, office-window repairs, and Flat Creek bank stabilization. The investment portfolio balance during February was up \$159, and currently is up \$4,849 since it was initiated in April, 2018.  
  
Following Board discussion, Brooke moved to approve the financial report. Paul seconded the motion. It passed unanimously.
5. Maintenance report.  
The lighting is not working on the north entry sign, Larry will have the GFI receptacle replaced.  
  
Roadway ice is being removed daily in the afternoons when the temperature is warmer.
6. ISD report.  
Brian Schilling announced John Lotshaw's resignation as of March 22, 2019. Any resident of the district, preferably with an accounting background, that is interested in serving until the next election should contact the Rafter J office. The ISD Board is currently working on budgeting for long-term capital projects.
7. DC report.
  - a) Leslie (3060 S Stirrup Dr., Lot 308): Roof - Approved.
  - b) Smith (3070 S Stirrup Dr., Lot 307): Deck extension, privacy fence, and sauna - Approved.
  - c) Zawacki (3200 S Single Tree Dr., Lot 273): Roof - Approved.
  - d) Wilkins (1020 W Brahma Dr., Lot 115): Deck - Denied.
8. Old business.
  - a) View corridor proposal.  
Paul thanked John Lotshaw for submitting a view-corridor proposal, which the original developers of Rafter J had not considered.  
  
Following discussion, Paul moved to deny the view corridor proposal. Brooke seconded the motion. It passed unanimously.
  - b) Letter to Paul VonGontard, noting Rafter J's interest in eastside ditch improvements.  
A letter was sent and received by Melody Ranch Investments, Inc. Kip will follow up with a meeting this week.
  - c) Survey proposal for area north of Lot 336.  
Paul presented an estimate of \$1000 to survey the area north of Lot 336.
  - d) Execution of CCRs Fifth Amendment.  
The CCRs Fifth Amendment will be filed with the County.
  - e) Rewrite of Rafter J Bylaws, Article VII, Section 4, rule regarding Capital Expenditures.  
The Board discussed the rule regarding Capital Expenditures, including increasing the threshold amount and specifying the required number of bids.

9. New business.

a) Insurance commercial policy renewal.

Nancy is reviewing the insurance renewal and has asked the agent to provide premiums with deductibles that are higher than \$500. The Board agreed to add the storage area electric gate to the policy and Paul suggested that the insurance agent be asked to do a site inspection.

Robert Fishback volunteered to obtain competing insurance bids. Nancy will provide Robert, and the Board, with the current coverage information.

b) Rafter J office closure March 27 – April 5.

Nancy will be out of the office March 27 until April 8, but will be checking email and phone messages. Larry will be off property from March 27 until April 2; Dave Stickel will be filling in during his absence.

10. Review action items.

Rafter J did not receive a TCD grant for the Flat Creek bank stabilization project.

11. Adjourn.

Brooke moved to adjourn and Paul seconded the motion. It passed unanimously. The meeting was adjourned at 8:06 p.m.