

RAFTER J RANCH  
HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Tuesday April 23, 2019, 7:00 pm  
Rafter J Office

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MINUTES

In Attendance:

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

Staff: Nancy Henderson.

Guests: Jim Hall and Laurie Forstrom.

Homeowners: Amy Boillot, Joe Gawaldo, Karen Jerger, Vicky O'Donoghue, Brian Remlinger, and Karla Swiggum.

1. Call to order.  
Kip MacMillan, President, called the meeting to order at 7:00 p.m.
2. Homeowners' issues and concerns.
  - a) Brian Remlinger (3060 S Bridle Dr., Lot 318): Flat Creek bank stabilization update.  
The Board will discuss three suggestions, presented by Brian, to rejuvenate the marsh area located west of the Flat Creek bank stabilization area (labor is to be provided by Larry and volunteers):
    1. \$200.00 for fencing, and let the area grow back naturally.
    2. \$200.00 for fencing, and transplant vegetation from other areas.
    3. \$200.00 for fencing, and \$600 for nursery plants.
  - b) Amy Boillot (1755 W Pack Saddle Dr., Lot 299): Rafter J picnic.  
Amy Boillot proposed to oversee the organization of the third annual Rafter J summer picnic on Friday, June 14 (last day of school). Amy reviewed ideas and costs. The event set up will be similar to last year. Face painting will be available, and entertainment by Karee Miller and friends. An informational banner will be hung at the Rafter J office, and notices will be posted at the Rafter J mailbox buildings, on Facebook, and emailed to home owners.  
  
Pam moved to support the third annual Rafter J picnic, to be held June 14<sup>th</sup>, with a budget of \$2000.00. Brooke seconded the motion. It passed unanimously.
  - c) Jim Hall (Gateway-River Crossing, Lot 330A): Introduction, new ownership.  
River Crossing Church is now named Gateway Church, and Jim Hall is the new Pastor.
  - d) Laurie Forstrom representing Jack Konitz (2950 W Big Trail Dr., Lot 336): Utility easement.  
Following Board discussion, Laurie will ask Silver Star to provide Rafter J with a legal description of the desired easement, to be reviewed by Rafter J's attorney. Paul suggested that a junction box be installed near the Rafter J office.
  - e) Karla Swiggum (3300 S Black Baldy Dr., Lot 104): Eastside ditch update.  
Karla reported that the east-side ditch committee has collected data from one hundred home owners over the past three years. The committee would like Rafter J to move forward with east-side ditch maintenance by obtaining two engineering design bids and two contractor bids. Paul noted that water in the east-side ditch is not the only factor contributing to water in crawlspaces and considerations should be made for the other ditches in Rafter J.

Kip, Paul, and representatives of Paul VonGontard will be attending the monthly Teton Conservation District meeting tomorrow, April 24<sup>th</sup>, at which maintenance of the Rafter J east-side ditch will be discussed. Kip will inform Karla of the meeting results.

f) Vicky O'Donoghue (3220 W King Eider Rd., Lot 325-038): Tract 3A LLC and Konitz fence. Vicky asked why Lot 332 and Tract 3A are not owned by Rafter J HOA. Paul explained that Rafter J HOA is the sole owner of the Lots.

Vicky requested that the fence located north of Lot 336 not be removed when the Konitz lease expires. The Board will discuss this issue after a survey of the property is completed.

Vicky requested information regarding surveying activity at the head gate of Adams Ditch. Vicky was asked to provide the Rafter J office with documentation.

3. Approval of the March 19, 2019, Rafter J HOA minutes.

Paul moved to approve the March 19, 2019, minutes. Pam seconded the motion. It passed unanimously

4. Financial report for March, 2019.

The Board reviewed a preliminary budget for 2019-2020. Nancy will obtain estimates for capital expenditures and ask Barb Fields to review the proposed budget.

2019 estimated property taxes for the Rafter J office and garage have increased 165%. Nancy will contact the county assessor and contest the increase.

Paul requested to have Larry forecast necessary capital expenditures for the next five years.

Brooke reviewed the expense items including \$549.00 paid to Teton County for recording the 5<sup>th</sup> amendment to Rafter J CCRs. The investment portfolio balance during March was up \$4,134, and is up \$4,294 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.

Larry is using the skid steer brush attachment to remove gravel from Rafter J roads and pathways. Responsibility for replacing the brush needs to be discussed with the Rafter J ISD Board; the useful life of the brush is estimated to be three years.

6. ISD report.

Brian Schilling is contacting potential appointees for the open seat on the ISD Board.

7. DC report.

- a) Spaulding (1255 W Bull Rake Dr., Lot 20): Windows and door - Approved.
- b) Sanchez (1570 W Colt Dr., Lot 203): Deck and shed - Denied.
- c) Tibbitts (1040 W Brahma Dr., Lot 117): Additions - Denied.
- d) Baldock (1920 W Bunk House Dr., Lot 242): Roof - Approved.
- e) Steiner (1210 W Hereford Dr., Lot 73): Garage door and roof - Approved.

8. Old business.

a) Rewrite of Rafter J Bylaws, Article VII, Section 4, rule regarding Capital Expenditures. The Board discussed the rule regarding Capital Expenditures.

b) Insurance commercial policy renewal.

Increasing the deductible has minimal impact on reducing the premium. Our present insurance agent, Tegeler and Associates, is obtaining quotes from other insurance providers, and Bob Fishback has given Nancy two additional agencies to contact. Our insurance agent was asked to complete a site inspection to determine property values, but replied that site inspections are to assess risk, not to assess property values; it is the responsibility of Rafter J to provide the insurer with property values.

c) Maintenance cell phone.

The Rafter J AT&T maintenance cell phone service has been disconnected; Larry can be contacted directly on his personal phone.

d) Trout Friendly Lawns Certification.

Following discussion, the Board agreed to post information regarding Trout Friendly Lawns Certification on the Rafter J monthly email and on the Rafter J website. Karen Jerger asked if Rafter J is willing to participate in the certification.

e) Survey of area north of Lot 336.

Paul moved to spend \$1000 to have the lot located north of lot 336 surveyed, and have the south corners marked. Pam seconded the motion. It passed unanimously.

9. New business.

a) Beekeeping.

Paul asked if beekeeping is allowed in Rafter J. The Rafter J governing documents do not specifically address this issue. Paul will see if Teton County LDRs allow beekeeping.

10. Review action items.

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

11. Adjourn.

Brooke moved to adjourn and Paul seconded the motion. It passed unanimously. The meeting was adjourned at 8:45 p.m.