

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday October 29, 2019, 7:00 pm
Rafter J Office

MINUTES

In Attendance:

Directors: Paul Boillot, Kip MacMillan, and Pam Zernis.

Staff: Nancy Henderson, and Larry Lennon.

Property Owners: Steve Foster, Anna Haworth, Vicky O'Donoghue, and Jim Turley.

1. Call to order.
Paul Boillot, Vice President, called the meeting to order at 7:04 p.m.
2. Homeowners' issues and concerns.
 - a) Paul Boillot on behalf of Paul and Chris Kadue (1795 W Pack Saddle Dr., Lot 303): Golden willows.
Tabled, pending Board attendance.
 - b) Vicky O'Donoghue (3220 W King Eider Rd., Lot 325-038): 2018 annual meeting minutes, annual meeting voting and proxies, candidate statements, draft of 2019 annual meeting minutes, August BOD meeting minutes, and ISD participation at HOA annual meeting.
Vicky expressed concerns regarding how annual meeting proxy votes are explained and executed, the recording of meeting minutes, the timely release of annual minutes, legal review of candidate statements, and addressing ISD business at HOA meetings. Following discussion, the Board asked Vicky to submit proposed revisions of meeting minutes and to contact the ISD regarding ISD business, or go to the Rafter J website which has an ISD link. The Board will discuss the submittal of annual meeting minutes, and agrees that homeowners should be better informed of how to use proxy votes.
 - c) Anna Haworth (3060 S Stirrup Dr., Lot 308): Remodel not approved by Design Committee. Anna advocates clarification of Rafter J CCRs, Article VI, Section 3(c), in regards to height restrictions for multi-level homes. Historically the rule has been applied to single story homes, which Anna does not agree with but will comply in order for her project to move forward. The Board will discuss this issue with the Design Committee.
3. Approval of the September 24, 2019, Rafter J HOA minutes.
Pam moved to approve the September 24, 2019, minutes. Kip seconded the motion. It passed unanimously.
4. Financial report for September, 2019.
Nancy reviewed fiscal year 2018-2019 year-end adjustments made by Rafter J's accountant and CPA firm; Employee Benefits, Taxes and Licenses, and East Ditch Repair expenses were adjusted, and the expense for office windows was re-classified from Operating Expenses to Capital Expenditures. The year-end report on the Rafter J website has been updated.

The Profit and Loss report was discussed; Professional Expense, specifically for legal fees, is over budget and the Trash Removal Expense has been prepaid for the year.

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

5. Maintenance report.

Larry recommends upgrading the sprinkler system next spring and will obtain two written estimates.

The animal shelter staff was notified about concerns regarding possible trespassing in the Rafter J storage area. Larry will continue to monitor unapproved access.

The Rafter J office has received reports of raccoon and beaver sightings in Rafter J and has been asked, by a homeowner, what the HOA's position is on trapping wild animals. The HOA does not trap wild animals. Residents can contact the Wyoming Game and Fish Department if they have concerns.

6. ISD report.

Larry reported, the generator at lift station #2 is operational and the portable generator is functional.

7. DC report.

- a) Brodell (3410 S Shorthorn Dr., Lot 129): Siding - Approved.
- b) Parrott (1545 W Pinto Dr., Lot 202): Paint front door - Approved.
- c) Batchen (1225 W Angus Dr., Lot 79): Roof - Approved.
- d) Sproule (1255 W Hay Sled Dr., Lot 46): Roof - Approved.
- e) Haworth (3060 S Stirrup Dr., Lot 308): Remodel – Not approved.

8. Old business.

- a) Rafter J ISD insurance coverage for roads and infrastructure.

The ISD has insurance coverage for roads, but not sidewalks or pathways. The HOA policy covers sidewalks and pathways.

- b) New rule to address parking of recreational vehicles.

Homeowner correspondence and comments were discussed. Tabled, pending further discussion.

- c) Cedarwoods development rights and tennis court proposal.

Paul consulted an ex-Teton County Planner who said it is possible to transfer Rafter J's three remaining development rights but it is a difficult process. Cedarwoods is encouraged to clarify the process before submitting a written proposal to the HOA. Jim Turley, of Cedarwoods, was asked if Cedarwoods would consider developing the north tennis court, and selling the south tennis court to the HOA.

- d) Sign Compilation of Original Bylaws and Amendments Thereto.

Tabled, pending Board attendance.

9. New business.

- a) Documentation of homeowner correspondence to the Board.

Nancy suggested using the County's format for documenting homeowner correspondence that is made directly to the Board. This issue will be added as an action item for the Board to discuss.

10. Review action items.

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

11. Adjourn.

With nothing further to discuss, the meeting was adjourned at 8:27 p.m.