

RAFTER J RANCH
HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Tuesday December 17, 2019, 7:00 pm
Rafter J Office

MINUTES

In Attendance:

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

Staff: Nancy Henderson.

Property Owners: Karen Jerger, Vicky O'Donoghue, Brian Remlinger, Chuck Rhea, and Jim Turley.

1. Call to order.
Kip MacMillan, President, called the meeting to order at 7:00 p.m.
2. Candidate statements for Board vacancy.
Two seats on the Board are currently open. Brooke Gorsage has resigned from the Board, her term expires August 2021, and Joe Greene is temporarily unavailable to serve as a Board member. Joe Gawaldo, Karen Jerger, Vicky O'Donoghue, Brian Remlinger, and Chuck Rhea submitted candidate statements, either in writing or verbally to the Board for consideration.
3. Homeowners' issues and concerns.
 - a) Brian Remlinger (3060 S Bridle Dr., Lot 318): Flat Creek flood mitigation; 100 year flows.
Brian proposed an opportunity to Rafter J to participate in a Flat Creek hydrologic study that could potentially be the first step in reducing the FEMA 100 year flood zone. The study intends to use new data to update Flat Creek's current peak discharge values which can be submitted to FEMA, who might consider a remap the 100 year flood zone. The project, inclusive of Engineering Analysis, administrative fees, and the FEMA application fee is estimated at \$26,675.00. The cost could potentially be shared by Rafter J HOA, individual homeowners, and five other stakeholders that own property along Flat Creek.

Following Board discussion, Paul moved to support the proposal, alongside the other supporters of the project. Pam seconded the motion. It passed unanimously.

The Board is open to discuss funding once it is determined that the project is moving forward.
4. Approval of the October 29, 2019, Rafter J HOA minutes.
Paul moved to approve the October 29, 2019, minutes. Pam seconded the motion. It passed unanimously.
5. Financial report for November, 2019.
Following Board discussion, Pam moved to approve the financials. Paul seconded the motion. It passed unanimously.
6. Maintenance report.
 - a) The north entry sign lighting has been updated and a part has been ordered to repair the south entry sign lighting.

- b) Gravel will be installed in spring 2020 in the ruts of the trail located west of Northeast Forty Townhomes.
 - c) Rafter J residents are reminded not to park vehicles in the street, as this is restricted and impedes snow removal efforts. Violations will be strictly enforced.
7. ISD report.
- a) A water main break on Tensleep has been repaired; improvements will be completed in spring 2020 to the section which runs under Fresno Drive.
 - b) Terms are expiring for three ISD Directors. Candidates shall file with the Rafter J office between December 18, 2019 and January 7, 2020. The election is March 17, 2020 and three volunteers are needed to serve as judges.
 - c) The Town of Jackson has asked Rafter J for a volunteer to serve on a Citizen Review Committee whose task is to provide input on updating the Town's water and sewer utility rates.
8. DC report.
- a) NE40: Paint entry sign - Approved.
 - b) Haworth (3060 S Stirrup Dr., Lot 308): Remodel - Approved.
 - c) Dorsey (1235 W Hereford Dr., Lot 68): Roof - Approved.
 - d) Hobson (1905 W Collar Dr., Lot 314): Paint - Approved.
 - e) Kadue (1795 W Pack Saddle Dr., Lot 303): Alteration and addition - Conditionally approved.
9. Old business.
- a) Following discussion, the Board agreed to post approved drafts of meeting minutes on the Rafter J website.
10. New business.
- a) The 2020 office holiday schedule was reviewed and approved.
 - b) The 2020 BOD meeting schedule was reviewed, revised, and approved.
 - c) The Rafter J office will be closed December 23rd-27th.
 - d) Sally Linhardt submitted a proposal to the Rafter J office requesting to post dog waste signage at the mailbox kiosks. The 8.5"x 11" laminated sign was approved.
 - e) Farmstead Cider submitted a letter to the Rafter J office requesting permission to harvest apple trees that are located in Rafter J common areas. The Board did not approve the commercial harvesting of apples.
11. Review action items.
- The Board reviewed the action items and removed those that were completed.
12. Adjourn.
- Pam moved to adjourn and Paul seconded the motion. It passed unanimously. The meeting was adjourned at 8:27 p.m.